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REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfgov.org/sfra

NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THE REGULAR COMMISSION MEETING ON

JANUARY 3, 2006

HAS BEEN CANCELLED

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**THE FIRST REGULAR MEETING IN 2006 WILL BE HELD ON
TUESDAY, JANUARY 17, 2006**

Happy New Year!

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor
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JAN 17 2006

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A G E N D A

Tuesday, January 17, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haigh/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of December 20, 2005

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Commending and expressing appreciation to Harriet Starkes for her 35 years of dedicated public service on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 1-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Commending and expressing appreciation to Bettye A. Webb for her 36 years of dedicated public service upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 2-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Commending and expressing appreciation to Mary Lou Asuncion for her 36 years of dedicated public service on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 3-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Commending and expressing appreciation to Sylvester McGuire for his 37 years of dedicated public service upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 4-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Memorializing and commending the contributions of Kenneth Rawls to the Redevelopment Agency of the City and County of San Francisco (Resolution No. 5-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a 10-year lease with Gourmet Provisions, LLC, a Delaware limited liability company, doing business as Boxed Foods Company, for 2,096 square feet in the East Café in Yerba Buena Gardens; Yerba Buena Center Redevelopment Project Area (Resolution No. 6-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Approving a Personal Services Contract with Zimmer Gunsul Frasca Partnership, a general partnership, in an amount not to exceed \$250,000 to prepare a Streetscape and Open Space Plan for the Transbay Redevelopment Project Area; Transbay Redevelopment Project Area (Resolution No. 7-2006)

Action Taken: _____

Items 4 (i) and 4 (j) are related to the Sutter Place project

Staff presentation estimated time: 10 minutes

- (i) Adopting a Negative Declaration and authorizing an Owner Participation Agreement with Sutter Place, LLC, a California limited liability company, for the development of a mixed-use project that includes 128 for-sale residential condominium units at 1355-1375 Sutter Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 8-2006)

Action Taken: _____

- (j) Conditionally approving a schematic design for a mixed-use project that includes 128 for-sale residential condominium units at 1355-1375 Sutter Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 9-2006)

Action Taken: _____

Items 4 (k) and 4 (l) are related to the 238 Olive Street project

Staff presentation estimated time: 10 minutes

- (k) Authorizing an Owner Participation Agreement with 238 Olive Street, LLC, a California limited liability company, for the development of eight residential condominium units at 238 Olive Street (Assessor's Block 0719, Lot 082); Western Addition Redevelopment Project Area A-2 (Resolution No. 10-2006)

Action Taken: _____

- (l) Conditionally approving the schematic design for the development of eight residential condominium units at 238 Olive Street (Assessor's Block 0719, Lot 082); Western Addition Redevelopment Project Area A-2 (Resolution No. 11-2006)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, February 7, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE JANUARY 17, 2006 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

- (a) Commending and expressing appreciation to Harriet Starkes for her 35 years of dedicated public service on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 1-2006)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 17, 2006

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Designating Central Freeway Parcel C in honor of Mrs. Mary Helen Rogers, a co-founder of the Western Addition Community Organization (WACO), the facilitator of the first Project Area Committee in the nation, and the founding and current Chair of the Western Addition Citizens Advisory Committee; Western Addition Redevelopment Project Area A-2 (Resolution No. 12-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing an Exclusive Negotiations Agreement with Mission Housing Development Corporation, a California nonprofit public benefit corporation; the John Stewart Company, a California corporation (“JSCO”); and Devine & Gong, Incorporated, a California corporation (“DGI”) and a First Amendment to the Tax Increment Loan Agreement and Promissory Note to add JSCO and DGI as borrowers and revise the schedule of performance for the development of 100 Units of very low-income senior housing on Central Freeway Parcel C, southwest corner of Golden Gate Avenue and Franklin Street, Lot 13 in Assessor's Block 768, in the Western Addition Redevelopment Project Area A-2; Citywide Housing Tax Increment Program (Resolution No. 13-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a First Amendment to the Personal Services Contract with Urban Strategies Council, a California nonprofit corporation, to increase the contract amount by \$77,000 for a total aggregate amount not to exceed \$362,922, to provide technical assistance and outreach services to the Hunters Point Shipyard Citizen's Advisory Committee in connection with the formation of the quasi-public entity; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 14-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a retroactive Letter Agreement with the Department of Public Works for the City and County of San Francisco to coordinate all necessary City approvals in connection with the construction of horizontal improvements at the Hunters Point Shipyard pursuant to the Disposition and Development Agreement- Hunters Point Shipyard Phase I, for an amount consistent with the approved budget set forth in that Disposition and Development Agreement; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 15-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing execution of a Personal Services Contract with Tom Eliot Fisch, a California corporation, to provide architectural and engineering services for Phase Two improvements to South Beach Park and Harbor and Pier 40 in an amount not to exceed \$258,662, plus a contingency of \$25,000 for a total aggregate amount not to exceed \$283,662; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 16-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a First Amendment to the Maintenance and Management Agreement with the Port of San Francisco for the provision of maintenance and management services for Rincon Park to extend the term to June 30, 2007; and approving an operating budgets for the extended contract year in an amount not to exceed \$285,000 for a total aggregate amount not to exceed \$1,337,514; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 17-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Approving a panel of outside legal counsel for public finance/bond counsel for three years and authorizing legal services contracts with panel members on an as-needed basis (Resolution No. 18-2006)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment
-

REDEVELOPMENT AGENCY

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A G E N D A

Tuesday, February 21, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of February 7, 2006
- (b) Authorizing a Third Amendment to the Personal Services Contract with Costless Maintenance Services Co., Inc., a California corporation, to extend the term through June 30, 2006 and to increase the monthly compensation from \$2,371 to \$6,122 upon occupancy of the Harbor Services Building, for an aggregate contract amount not to exceed \$92,000 for janitorial services at South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 19-2006)
- (c) Authorizing a First Amendment to the Personal Services Contract with McCoy's Patrol Service, a California corporation, to: (1) extend the term through June 30, 2006; (2) increase the compensation rates; and, (3) revise the total aggregate contract amount to an amount not to exceed \$235,000 for security guard services at South Beach Harbor and Park; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 20-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Certifying a Final Environmental Impact Report for the Bayview Hunters Point redevelopment project and zoning; Bayview Hunters Point Survey Area (Resolution No. 21-2006)

Action Taken: _____

Items 4 (e) through 4 (k) are related to the approval of implementation plans

- (e) Public hearing to hear all persons interested in the implementation plan for the Hunters Point Redevelopment Project Area

Adopting the implementation plan for the Hunters Point Redevelopment Project Area (Resolution No. 22-2006)

Action Taken: _____

- (f) Public hearing to hear all persons interested in the implementation plan for the India Basin Industrial Park Redevelopment Project Area

Adopting the implementation plan for the India Basin Industrial Park Redevelopment Project Area (Resolution No. 23-2006)

Action Taken: _____

- (g) Public hearing to hear all persons interested in the implementation plan for the Western Addition Redevelopment Project Area A-2

Adopting the implementation plan for the Western Addition Redevelopment Project Area A-2 (Resolution No. 24-2006)

Action Taken: _____

- (h) Public hearing to hear all persons interested in the implementation plan for the Embarcadero Lower-Market (Golden Gateway) Redevelopment Project Area

Adopting the implementation plan for the Embarcadero Lower-Market (Golden Gateway) Redevelopment Project Area (Resolution No. 25-2006)

Action Taken: _____

- (i) Public hearing to hear all persons interested in the implementation plan for the Mission Bay North and South Redevelopment Project Areas

Adopting the implementation plan for the Mission Bay North and South Redevelopment Project Areas (Resolution No. 26-2006)

Action Taken: _____

- (j) Public hearing to hear all persons interested in the implementation plan for the Rincon Point – South Beach Redevelopment Project Area

Adopting the implementation plan for the Rincon Point – South Beach Redevelopment Project Area (Resolution No. 27-2006)

Action Taken: _____

- (k) Public hearing to hear all persons interested in the implementation plan for the Yerba Buena Center Redevelopment Project Area

Adopting the implementation plan for the Yerba Buena Center Redevelopment Project Area (Resolution No. 28-2006)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Thursday, March 2, 2006 • 6:30 p.m.

02-27-07A11:02 KLVJ

CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

Pursuant to Section 32 of the bylaws of the Redevelopment Agency, Notice is hereby given that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Board of Supervisors' Legislative Chambers, Room 250, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California at 6:30 p.m. on Thursday, March 2, 2006, for the purpose of holding a Joint Public Hearing with the City Planning Commission to certify the Environmental Impact Report for the Bayview Hunters Point Redevelopment Project and Zoning as final.

A handwritten signature in black ink, appearing to read 'Erwin R. Tanjuaquio'.

Erwin R. Tanjuaquio
Agency Commission Secretary

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in the Board of Supervisors Chambers, City Hall, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
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Tuesday, March 7, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of February 21, 2006

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Commending and expressing appreciation to Kate Hartley for five years of dedicated service upon her departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 29-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing exclusive negotiations with Westbay Housing Corporation, a California nonprofit public benefit corporation, and Satellite Housing, Inc., a California nonprofit public benefit corporation, for the development of very low-income rental housing for persons with disabilities on Central Freeway Parcel Q, southwest corner of Octavia Boulevard and Oak Street; Citywide Tax Increment Housing Program (Resolution No. 30-2006)

Action Taken: _____

Items 4 (d) through 4 (h) are related to the Hunters Point Redevelopment Plan Amendment

Staff presentation estimated time: 25 minutes

- (d) Adopting Environmental Findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act and State CEQA Guidelines in connection with the Amendment of the Redevelopment Plan for the Hunters Point Redevelopment Project and related documents and actions; Hunters Point Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 31-2006)

Action Taken: _____

- (e) Approving the proposed Redevelopment Plan Amendment for the Hunters Point Redevelopment Project Area and making findings under the California Environmental Quality Act and pursuant to California Health and Safety Code Sections 33445 and 33679; recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan, to the Board of Supervisors; Hunters Point Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 32-2006)

Action Taken: _____

- (f) Approving the Report on the Redevelopment Plan for the Hunters Point Redevelopment Project and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Hunters Point Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 33-2006)

Action Taken: _____

- (g) Conditionally approving the Rules for Property Owner Participation, Relocation Plan and the Business Occupant Re-Entry Policy for the Hunters Point Redevelopment Project; Hunters Point Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 34-2006)

Action Taken: _____

- (h) Commending the Bayview Hunters Point Project Area Committee (PAC) and expressing the intention of the Agency to consult with the PAC on the implementation of the Hunters Point Redevelopment Project; Hunters Point Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 35-2006)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session **None.**

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

London Breed, Vice-President

Francee Covington

Leroy King

Ramon E. Romero

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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MAR 20 2006

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A G E N D A

Tuesday, March 21, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of March 7, 2006
- (b) Authorizing a Third Amendment to the Agency agreement with the Treasure Island Development Authority, a public body, corporate and politic, for the provision of Agency staff services to the Treasure Island Development Authority, on a month-to-month basis for a term not to extend beyond July 21, 2006, and authorizing other actions properly relating thereto (Resolution No. 36-2006)
- (c) Authorizing a First Amendment to the Personal Services Contract with OLMM Consulting Engineers, a California corporation, to extend the term by 18 months in connection with a seismic retrofit analysis of the Municipal Railway Substation building located at 1140 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 37-2006)
- (d) Authorizing a First Amendment to the Regulatory and Grant Agreement with Neighborhood Housing Renewal Corporation III, a California nonprofit public benefit corporation, to extend the term and increase the level of affordability, and to consent to the assignment of the Regulatory and Grant Agreement to 575 Eddy Street Associates, L.P., a California limited partnership, for the rehabilitation of 46 very low and low income rental units, 575 Eddy Street; Citywide Tax Increment Housing Program (Resolution No. 38-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authoring the engagement of UBS Securities LLC, a Delaware limited liability company, and Siebert Brandford Shank & Co., LLC, a Delaware limited liability company, as the underwriters for the anticipated issuance of the 2006 Tax Allocation Bonds by the Redevelopment Agency of the City and County of San Francisco (Resolution No. 39-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Personal Services Contract with the Corporation for Supportive Housing, a Delaware-based nonprofit corporation, for a term beginning April 1, 2006 and ending March 31, 2009, for a total aggregate amount of \$300,000, for as-needed technical assistance services to supportive housing developers and operators; Citywide Tax Increment Housing Program (Resolution No. 40-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a three-year lease with Mercy Housing California, a California limited partnership, for office space located at 1035 Folsom Street for the South of Market Project Area Committee and authorizing related costs, in a total amount not to exceed \$162,331, subject to appropriation; South of Market Redevelopment Project Area (Resolution No. 41-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Personal Services Contract with CleanScapes, Inc., a Washington corporation, to provide streetscape maintenance and related services on Fillmore Street for a term of one year in an amount not to exceed \$164,815, with two, one-year extension options subject to appropriations; Western Addition Redevelopment Project Area A-2 (Resolution No. 42-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Grant Agreement with the San Francisco Juneteenth Committee ("SF Juneteenth"), an unincorporated association, to produce and manage promotional events and activities in the Fillmore Jazz Preservation District for a one-year term in an amount not to exceed \$261,250 and authorizing the Executive Director to enter into a Personal Services Contract with Allen Community Development Corporation, or other qualified fiscal agent as selected by SF Juneteenth and who meets the Agency's insurance, indemnification and other requirements, to serve as its fiscal agent in an amount not to exceed \$13,750, for a total aggregate amount not to exceed \$275,000; Western Addition Redevelopment Project Area A-2 (Resolution No. 43-2006)

Action Taken: _____

Items 4 (j) and 4 (k) are related to the 950 Newhall Street project

Staff presentation estimated time: 10 minutes

- (j) Authorizing an Owner Participation Agreement with Bayview Village, LLC, a California limited liability company, for the development of a five-story, mixed-use project including 15 rental units and ground-floor retail space at 950 Newhall Street, located at the corner of Newhall Street and Kirkwood Avenue; Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 44-2006)

Action Taken: _____

- (k) Conditionally approving a schematic design for the development of a five-story, mixed-use project including 15 rental units and ground-floor retail space at 950 Newhall Street, located at the corner of Newhall Street and Kirkwood Avenue; Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 45-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Authorizing a Personal Services Contract with Arc Ecology, a California nonprofit corporation, to provide environmental outreach and information services to the Bayview Hunters Point community for a term of one year, with two 1-year extension options, and approving the first year budget in the amount of \$283,500; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 46-2006)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

London Breed, Vice-President

Francee Covington

Leroy King

Ramon E. Romero

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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MAR 27 2006

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SPECIAL MEETING

A G E N D A

Tuesday, March 28, 2006 • 9:00 a.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in Casa De La Vista, Bldg. 271 on Palm Avenue, Treasure Island, San Francisco, California. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. Driving to Treasure Island: Treasure Island and Yerba Buena Island are accessible by car from the San Francisco-Oakland Bay Bridge/Highway 80. Whether coming from San Francisco or Oakland, once on the Bay Bridge stay in the left lane and take the "Treasure Island/Yerba Buena Island" exit just before the Yerba Buena Island tunnel. Please observe all posted on-island speed limits.
3. Public Transportation to Treasure Island: From San Francisco: Treasure Island and Yerba Buena Island are serviced by the San Francisco MUNI 108-Treasure Island bus line. The 108 line departs for Treasure Island from the Transbay Terminal (Mission St. @ Fremont St. in downtown San Francisco) approximately every 20 minutes.
4. MUNI bus lines: 5-Fulton, 6-Parnassus and 38-Geary provide service to the Transbay Terminal, with the Embarcadero MUNI underground station and the MUNI F line above-ground trolley located one block away (Market St. @ Fremont St.). There is parking available on site.
5. Following a meeting minutes can be made available by tape or alternative formats.
6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

**SAN FRANCISCO REDEVELOPMENT AGENCY
COMMISSION RETREAT**

SPECIAL MEETING AGENDA

1. Recognition of a Quorum.
2. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the following:
 - (a) Discussion on each project area and survey area
 - (b) Improving Commission meetings
 - (c) Governance
4. Adjournment.

Members of the public have a right to comment on the matters described above either before or after consideration of the item.

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, April 4, 2006 • 4:00 p.m.

04-03-07A10:22 RCLVD

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE MARCH 21, 2006 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

- (a) Authoring the engagement of UBS Securities LLC, a Delaware limited liability company, and Siebert Brandford Shank & Co., LLC, a Delaware limited liability company, as the underwriters for the anticipated issuance of the 2006 Tax Allocation Bonds by the Redevelopment Agency of the City and County of San Francisco (Resolution No. 39-2006)

Action Taken: _____

STAFF WILL RECOMMEND TABLING ITEM 3 (a)

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of March 21, 2006

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing a Tax Increment Loan Agreement with the Prize Group, LLC, a California limited liability company, for an amount not to exceed \$100,000, pursuant to the Single Room Occupancy Hotel Rehabilitation Loan Program, for rehabilitation activities at the Hillsdale Hotel located at 51 Sixth Street; South of Market Redevelopment Project Area (Resolution No. 47-2006)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (c) Authorizing the Executive Director to enter into a Grant Agreement with the Association of Bay Area Governments (“ABAG”) to accept and expend a grant administered by ABAG in an amount not to exceed \$75,000 under the Bay Trail Project to prepare a planning study along Cargo Way; India Basin Industrial Park Redevelopment Project Area (Resolution No. 48-2006)

Action Taken: _____

Staff presentation estimated time: 40 minutes

- (d) Workshop on the Agency’s Fiscal Year 2006/07 Budget
- Affordable Housing Program
 - Hunters Point Shipyard Redevelopment Project Area
 - Mid-Market Redevelopment Survey Area
 - South of Market Redevelopment Project Area
 - Transbay Redevelopment Project Area
 - Visitacion Valley Redevelopment Survey Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

- (a) Report on the transmittal of a corrected version of the Hunters Point Redevelopment Plan Amendment (Bayview Hunters Point Redevelopment Plan) to the Board of Supervisors of the City and County of San Francisco

9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code §54956.8 to confer with the Agency’s real property negotiators in connection with the Hugo Apartments, 200-214 Sixth Street, Assessor’s Block 3731, Lot 001; South of Market Redevelopment Project Area. Agency negotiators: Olson Lee, Sally Oerth, Mike Grisso.

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
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Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, April 18, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Tenant Improvement Loan Agreement with Powell's Place, LLC, a California limited liability company, to amend the repayment schedules, in connection with Powell's Place, located at 1521 Eddy Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 49-2006)
- (b) Authorizing an extension of time of up to 90 days for completion of Contract RPSB 004-03 with Angotti & Reilly, Inc., a California corporation, from April 23, 2006, to July 22, 2006, for South Beach Park and Harbor Improvements; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 50-2006)
- (c) Authorizing the First Amendment to the Regulatory Agreement and Declaration of Restrictive Covenants with Mercy Terrace LLC, a California limited liability company, to allow for revisions to income restrictions and rent increases under certain conditions, for 158 affordable units located at 333 Baker Street, Citywide Affordable Housing Program (Resolution No. 51-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Sixth Amendment to the Exclusive Negotiations Agreement to extend the term until September 30, 2007, a Third Amendment to the Tax Increment Loan Agreement to amend the schedule of performance, and a Development Services Agreement to perform pre-construction demolition in an amount not to exceed \$100,000, with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, for the development of 18 low- and moderate-income first-time home ownership units and ground floor commercial space at 4800 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 52-2006)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the 1632, 1634 and 1640 Jerrold Avenue project.

Staff presentation estimated time: 10 minutes

- (e) Authorizing an Owner Participation Agreement with Jos Levin Realty Corporation of San Francisco, a California corporation, for the proposed development at 1632, 1634, and 1640 Jerrold Avenue, located between Third and Phelps Streets (Assessor's Block 5272, Lots 16, 17, and 18); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 53-2006)

Action Taken: _____

- (f) Conditionally approving the schematic design for the proposed development at 1632, 1634, and 1640 Jerrold Avenue, located between Third and Phelps Streets (Assessor's Block 5272, Lots 16, 17, and 18); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 54-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Conditionally approving a revised overall development plan and schematic design for Parcel X4 located at 409 and 499 Illinois Street in Mission Bay South pursuant to an Owner Participation Agreement with X-4 Dolphin LLC, a Delaware limited liability company and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 55-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Joint Community Facilities Agreement concerning the proposed Community Facilities District No. 2006-1 (Rincon Hill) with the Association of Bay Area Governments (ABAG) Finance Authority for nonprofit corporations for the purpose of defining eligible redevelopment improvements; South of Market Redevelopment Project Area and Yerba Buena Center Redevelopment Project Area (Resolution No. 56-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Approving Westfield Metreon LLC and FC Metreon, LLC as permitted transferees under the Central Block 2 Entertainment and Retail Lease dated May 9, 1997, between the Agency as landlord of the Metreon site and Yerba Buena Entertainment Center LLC as tenant; Yerba Buena Center Redevelopment Project Area (Resolution No. 57-2006)

Action Taken: _____

Staff presentation estimated time: 40 minutes

(j) Workshop II on the Agency's Fiscal Year 2006/07 Budget

- Western Addition Redevelopment Project Area A-2
- Bayview Hunters Point Redevelopment Survey Area
- Hunters Point Redevelopment Project Area
- India Basin Industrial Park Redevelopment Project Area
- Mission Bay North and South Redevelopment Project Areas
- Rincon Point – South Beach Redevelopment Project Area
- Yerba Buena Center Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code §54956.9: Conference with legal counsel regarding anticipated litigation for one potential case.

11. Adjournment

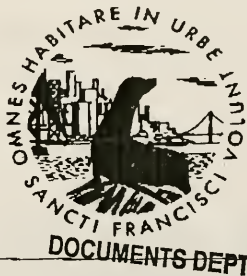
REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, May 2, 2006 • 4:00 p.m.

05-01-07A09:22 R.C.V.D.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special meeting of March 28, 2006, regular meetings of April 4 and 18, 2006
- (b) Authorizing execution of an equipment lease agreement with Toshiba Financial Services and a general maintenance agreement with Toshiba Business Solutions Group, Inc., a California corporation, for three model eStudio 520 digital copiers for a three-year term in a total amount not to exceed \$60,000, subject to annual appropriation (Resolution No. 58-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (c) Commending and expressing appreciation to Warren Nogle for his five years of dedicated public service on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 59-2006)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (d) Authorizing a Second Amendment to the sublease agreement with Carmen and Benito Solis, doing business as Carmen's Restaurant, on a portion of the bulkhead building and property located at Pier 38/40; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 60-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Conditionally approving the combined basic concept and schematic design for Block 4 West, a 192 unit residential project in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 61-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Recommending changes in the Redevelopment Plan Amendment for the Hunters Point Redevelopment Project Area (i.e. the Bayview Hunters Point Redevelopment Plan) consistent with the approval of the Redevelopment Plan Amendment by the Budget and Finance Committee of the Board of Supervisors; and authorizing transmittal of the Agency's recommendations to the Board of Supervisors (Resolution No. 62-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Approving the proposed budget for the period of July 1, 2006 through June 30, 2007 and authorizing the Executive Director to submit the budget to the Mayor's Office (Resolution No. 63-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Workshop updating the Commission on the proposed formation of community benefit districts in the Fillmore Jazz Preservation District and Japantown in the Western Addition Redevelopment Project Area A-2

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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MAY 15 2006

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A G E N D A

Tuesday, May 16, 2006 • 4:00 p.m.

05-15-07P03.50 RLV0

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of May 2, 2006
- (b) Authorizing a Third Amendment to a Personal Services Contract with the Market Street Association, a California nonprofit public benefit corporation, to extend the term for 6 months in an amount not to exceed \$40,000, for an aggregate amount not to exceed \$280,000 for administrative, coordination, and outreach services to the Mid-Market Project Area Committee; Mid-Market Redevelopment Survey Area (Resolution No. 64-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Commending and expressing appreciation to Monterey Morrissey for his 19 years of dedicated public service upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 65-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Personal Services Contract with Image Access West, Inc., a California corporation, to provide the Agency with electronic document management and imaging system services for a term of one year in an amount not to exceed \$60,000.00 (Resolution No. 66-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing the engagement of UBS Securities LLC, a Delaware limited liability company, and Backstrom McCarley Berry & Co, LLC, a California limited liability company, as the underwriters for the anticipated issuance of the 2006 tax allocation bonds by the Redevelopment Agency of the City and County of San Francisco (Resolution No. 67-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a regulatory and grant agreement in an amount not to exceed \$2,035,691; a tax increment loan agreement in an amount not to exceed \$1,922,162; and a lease option agreement with West Bay Housing Corporation, a California nonprofit public benefit corporation, and Satellite Housing, Inc., a California nonprofit public benefit corporation, for the development of very low-income rental housing on Central Freeway Parcel Q, southwest corner of Octavia Boulevard and Oak Street; Citywide Tax Increment Housing Program (Resolution No. 68-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a purchase and sale agreement with the City and County of San Francisco, a municipal corporation, for the acquisition of real property located at the southwest corner of Broadway at Battery, for an amount not to exceed \$1,500,000, for disposition and development as affordable housing; Citywide Tax Increment Housing Program (Resolution No. 69-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Public Hearing on the Draft Environmental Impact Report for the 74-unit residential project located at 64-72 Townsend Street, Assessor's Block 3789, Lot 3, located at the northwest corner of Townsend and Colin P. Kelly Jr. Streets; Rincon Point-South Beach Redevelopment Project Area

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Third Amendment to (1) the Memorandum of Understanding and the Grant Agreement with Bindlestiff Studio, a California nonprofit public benefit corporation, and (2) the fiscal agent contract with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, as the fiscal agent for Bindlestiff Studio, to extend their terms from December 31, 2005 to May 31, 2007, to enable additional predevelopment activities for a new community theater at the Plaza Apartments, 988-992 Howard Street; South of Market Redevelopment Project Area (Resolution No. 70-2006)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment
-

REDEVELOPMENT AGENCY

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A G E N D A

Tuesday, June 6, 2006 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of May 16, 2006
- (b) Authorizing payment to the Human Rights Commission of the City and County of San Francisco in the amount of \$65,000 for fiscal year 2004-2005 and \$65,000 each for fiscal years 2006-2007, 2007-2008 and 2008-2009, subject to appropriations, for the Agency's share of the cost of administrative and technical support, as well as outreach, for the Agency's Surety Bond Program (Resolution No. 71-2006)

Action Taken: _____

REGULAR AGENDA

Items 4 (c) and (d) are related to the HOPWA Fiscal Agent Agreements with Marin and San Mateo

Staff presentation estimated time: 10 minutes

- (c) Authorizing a 2006-2007 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$645,832, from July 1, 2006 to June 30, 2007, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 72-2006)

Action Taken: _____

- (d) Authorizing a 2006-2007 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$681,698, from July 1, 2006 to June 30, 2007, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 73-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing execution of a Personal Services Contract with Aim to Please Janitorial Service, a sole proprietorship, for a term of one year with two one-year options, in an amount not to exceed \$83,000 for the first year and a total aggregate amount not to exceed \$262,000, subject to the annual appropriation of funds, for janitorial services at South Beach Park and Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 74-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing execution of a Personal Services Contract with Inter-State Security, Inc., a California corporation, for a term of one year with two one year options, in an amount not to exceed \$75,000 for the first year and a total aggregate amount not to exceed \$240,000, subject to the annual appropriation of funds, for security guard services at South Beach Park and Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 75-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Approving a fiscal year 2006-2007 budget for the South of Market Project Area Committee in an amount not to exceed \$199,564, subject to appropriation by the Board of Supervisors, South of Market Redevelopment Project Area (Resolution No. 76-2006)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (h) Authorizing an exclusive negotiations agreement with Mercy Housing California, a California nonprofit public benefit corporation, and Community Housing Partnership, a California public benefit corporation, for the development of 120 units of very low-income supportive housing on Central Freeway Parcel G, southeast corner of Gough and Fulton Streets; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 77-2006)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (i) Workshop on the Agency's role in sustainable design of affordable housing

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding existing litigation: Gateway Construction Services vs. Sheba Lounge, LLC., et al., Superior Court of the State of California, Case No. CGC06-452633.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment
-

REDEVELOPMENT AGENCY

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A G E N D A

Tuesday, June 20, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 6, 2006
- (b) Authorizing a Third Amendment to the Personal Services Contract with the Bayview Opera House, Inc., a California nonprofit corporation to extend the contract term for two months from July 1, 2006 to August 31, 2006 and to increase the contract amount by \$3,000 for a fiscal agent fee to provide fiscal agent services and \$17,000 for administrative support services for a total aggregate amount not to exceed \$524,595 for the Bayview Hunters Point Project Area Committee and transition support; Bayview Hunters Point Redevelopment Project Area (Resolution No. 78-2006)
- (c) Authorizing a Third Amendment to an Exclusive Negotiations Agreement with BRIDGE Housing Corporation, a California nonprofit public benefit corporation, to extend the term for 12 months, and to amend the schedule of performance, to negotiate a ground lease, for the development of approximately 112 units of very low-income senior rental housing, and to negotiate a disposition and development agreement for the development of 124 units of low-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 79-2006)
- (d) Authorizing a First Amendment to a Personal Services Contract with the Private Industry Council of San Francisco, Inc., a California nonprofit public benefit corporation, to extend the contract period from June 30, 2006 to September 30, 2006 and to increase the maximum payable amount by \$273,636, for a total aggregate contract amount not to exceed \$3,369,680, subject to appropriation of funds, to administer employment and training services contracts with Ella Hill Hutch Community Center, Mission Hiring Hall, Inc., South of Market Employment Center and Young Community Developers, Inc.; Western Addition A-2, Yerba Buena Center, South of Market, Mission Bay North and South, Rincon Point-South Beach, India Basin Industrial Park and Bayview Hunters Point Redevelopment Project Areas (Resolution No. 80-2006)

- (e) Authorizing a Fourth Amendment to the Business Development Letter Agreement with the Mayor's Office of Community Development, to extend the contract from June 30, 2006 to September 30, 2006 and to increase the maximum payable amount by \$218,535, for an aggregate contract amount not to exceed \$2,917,355, subject to appropriation of funds for administrative costs and business development contracts with South of Market Foundation dba: Urban Solutions (Western Addition A-2, and South of Market Redevelopment Project Areas) and Renaissance Entrepreneurship Center (all redevelopment project areas) (Resolution No. 81-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Personal Services Contract with Poor People's Radio, Inc., a California nonprofit public benefit corporation for a term of three years, in an amount not to exceed \$114,712.50 per year for a total aggregate amount not to exceed \$344,137.50 to provide redevelopment related community education and outreach through live radio broadcasts of Agency Commission meetings and other Agency related programs; all redevelopment project and survey areas (Resolution No. 82-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Approving the Bayview Hunters Point Redevelopment Project Delegation Agreement between the City and County of San Francisco and the Agency; Bayview Hunters Point Redevelopment Project Area (Resolution No. 83-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Conditionally approving the major phase for Blocks 29 – 32 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 84-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Personal Services Contract with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$285,000, for homeowner assistance and housing development activities, as part of the Agency's Citywide Tax Increment Housing Program (Resolution No. 85-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (j) Authorizing an Agency guarantee agreement with Webcor Construction, Inc. dba Webcor Builders, a California corporation, in an amount not to exceed \$300,000 in lieu of a payment and performance bond by Western Addition Drywall, an Agency certified small business enterprise, for construction work on the Fillmore Heritage Center, 1300 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 86-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Conditionally approving the schematic design for the Mary Helen Rogers Senior Community, a 100-unit low- and very low-income senior rental development located on Central Freeway Parcel C, southwest corner of Golden Gate Avenue and Franklin Street, Lot 13 in Assessor's Block 768, and adopting findings under the California Environmental Quality Act; Western Addition Redevelopment Project Area A-2 (Resolution No. 87-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Authorizing a Fifth Amendment to the Disposition and Development Agreement with San Francisco Care Center, L.P., a California limited partnership, to modify certain provisions related to the affordable units and the performance deposit and to revise the declaration of affordability restrictions for the project located at 1015-1019 Van Ness Avenue (Assessor's Block 714, Lot 28); Western Addition Redevelopment Project Area A-2 (Resolution No. 88-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (m) Considering an amendment to the proposed Agency budget for the fiscal year July 1, 2006 – June 30, 2007 for the purpose of providing additional funding for construction of the Bindlestiff Studio in the South of Market Project Area and authorizing the Executive Director to submit an amended budget to the Mayor and the Board of Supervisors of the City and County of San Francisco

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with the Service Employees International Union (SEIU) Local 790 representing the Local 790 bargaining unit and with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit. Agency negotiators: Marcia Rosen, Ora Meacham, and James B. Morales.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment

REDEVELOPMENT AGENCY

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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

DUE TO THE 4TH OF JULY HOLIDAY

THERE WILL BE NO COMMISSION MEETING ON

TUESDAY JULY 4, 2006

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JUN 30 2006

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THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 18, 2006

06-30-07A08:25 RCVD

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Tuesday, July 18, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE JUNE 6, 2006 COMMISSION MEETING

STAFF WILL RECOMMEND TABLING ITEM 3 (a)

- (a) Authorizing an exclusive negotiations agreement with Mercy Housing California, a California nonprofit public benefit corporation, and Community Housing Partnership, a California public benefit corporation, for the development of 120 units of very low-income supportive housing on Central Freeway Parcel G, southeast corner of Gough and Fulton Streets; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 77-2006)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 20, 2006
- (b) Authorizing a Sixth Amendment to the Personal Services Contract with EIP Associates, a California corporation, in an amount not to exceed \$6,010 for a total aggregate amount not to exceed \$998,010 for consulting services related to the Environmental Impact Report on the Bayview Hunters Point Redevelopment Plan Amendments and to extend the term of the contract from June 30, 2006 to August 31, 2006; Hunters Point, India Basin Industrial Park and Bayview Industrial Triangle Redevelopment Project Areas, Bayview Hunters Point Redevelopment Survey Area (Resolution No. 89-2006)
- (c) Authorizing an extension of time from July 29, 2006 to December 31, 2006 for the Agency's panel of independent fee appraisers and appraisal firms to continue to provide appraisal services on an as-needed basis; all redevelopment project areas (Resolution No. 90-2006)

Action Taken: _____

BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

REGULAR AGENDA

Items 4 (d) and (e) are related to loan agreements for the Agency's issuance of tax allocation revenue bonds

Staff presentation estimated time: 10 minutes

- (d) Authorizing the execution of loan agreements in an aggregate principal amount not to exceed \$60,000,000 relating to the issuance of the 2006 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement relating to the bonds, and authorizing and approving other matters properly relating thereto; Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area, Rincon Point – South Beach Redevelopment Project Area, Yerba Buena Center Redevelopment Project Area and Mission Bay North Redevelopment Project Area (Resolution No. 91-2006)

Action Taken: _____

- (e) Authorizing the execution of a loan agreement in an aggregate principal amount not to exceed \$40,000,000 relating to the issuance of 2006 Series B Tax Allocation Revenue Bonds (Mission Bay North Redevelopment Project - Infrastructure) by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statement relating to the bonds, and authorizing and approving other matters properly relating thereto; Mission Bay North Redevelopment Project Area (Resolution No. 92-2006)

Action Taken: _____

Items 4 (f) and (g) are related to the 1403 Hudson Avenue project

Staff presentation estimated time: 10 minutes

- (f) Authorizing an Owner Participation Agreement with Mr. Wing Lee, an owner participant, for the development of a two-story, single-family dwelling on 1403 Hudson Avenue (Assessor's Block 4710, Lot 056), a vacant lot located on Hudson Avenue between Mendell and Keith Streets; Bayview Hunters Point Redevelopment Project Area (Resolution No. 93-2006)

Action Taken: _____

- (g) Conditionally approving a schematic design for the development of a two-story, single-family dwelling on 1403 Hudson Avenue (Assessor's Block 4710, Lot 056), a vacant lot located on Hudson Avenue between Mendell and Keith Streets; Bayview Hunters Point Redevelopment Project Area (Resolution No. 94-2006)

Action Taken: _____

Items 4 (h) and (i) are related to the 64-72 Townsend Street project

Staff presentation estimated time: 15 minutes

- (h) Certifying the Final Environmental Impact Report and adopting environmental findings and a statement of overriding considerations pursuant to the California Environmental Quality Act (“CEQA”) and State CEQA Guidelines and authorizing an Owner Participation Agreement with Lambert Development LLC, a Delaware limited liability company, for the development of a 74-unit residential project located at 64-72 Townsend Street, Assessor’s Block 3789, Lot 3, at the northwest corner of Townsend and Colin P. Kelly Jr. Streets; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 95-2006)

Action Taken: _____

- (i) Conditionally approving a schematic design for the development of a 74-unit residential project located at 64-72 Townsend Street, Assessor’s Block 3789, Lot 3, at the northwest corner of Townsend and Colin P. Kelly Jr. Streets; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 96-2006)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
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Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

07-31-07A10.55 AC/1

Tuesday, August 1, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
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 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of July 18, 2006
- (b) Authorizing an extension of time of up to 150 days for completion of Contract RPSB 004-03 with Angotti & Reilly, Inc., a California corporation, from July 22, 2006 to December 21, 2006, for South Beach Park and Harbor Improvements; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 97-2006)
- (c) Authorizing the execution of the Bayview Hunters Point Redevelopment Project Area and Survey Area loan agreement in an amount not to exceed \$921,000, and limitations on the expenditure of the loan amount, for implementation and planning activities with the City and County of San Francisco; Bayview Hunters Point Redevelopment Project Area (Resolution No. 98-2006)
- (d) Authorizing the execution of the Visitacion Valley Redevelopment Survey Area loan agreement in an amount not to exceed \$531,000 for planning activities, with the City and County of San Francisco; Visitacion Valley Redevelopment Survey Area (Resolution No. 99-2006)

Action Taken: _____

REGULAR AGENDA

Items 4 (e) and (f) are related to the Kokoro Assisted Living Facility project

Staff presentation estimated time: 10 minutes

- (e) Authorizing the execution of a Purchase and Sale Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., a California nonprofit public benefit corporation ("JALFP") for the acquisition of land at 1881 Bush Street, for the appraised value of \$5,000,000; and authorizing a First Amendment to the Tax Increment Loan Agreement with JALFI for the refinancing of the Kokoro Assisted Living Facility; Western Addition Redevelopment Project Area A-2 (Resolution No. 100-2006)

Action Taken: _____

- (f) Authorizing a ground lease with the Japanese American Religious Federation Assisted Living Facility, Inc., a California nonprofit public benefit corporation ("JALFT"), for a term of 69 years with a 30 year option, to operate 54 units of assisted living, including 37 permanently affordable units, at 1881 Bush Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 101-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing the Executive Director to cast assessment ballots in the affirmative on behalf of the Agency Commission as the owners of the Muni Substation parcel and the Ellis Street driveway parcel for a combined annual assessment of approximately \$10,752, for a total maximum amount of \$53,760 for five years, as part of the Fillmore Jazz District Community Benefit District; Western Addition Redevelopment Project Area A-2 (Resolution No. 102-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Conditionally approving a schematic design and adopting environmental findings pursuant to the California Environmental Quality Act for the development of 131 units for low- and moderate-income first-time homebuyers at 330 Berry Street and 335 Berry Street (Block N4/Parcel 2 and Block N4a/Parcel 2) by BRIDGE Regional Partners, Inc., a California nonprofit public benefit corporation; Mission Bay North Redevelopment Project Area (Resolution No. 103-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Approving a fiscal year 2006-2007 budget for the Bayview Hunters Point Project Area Committee in an amount not to exceed \$130,000 and authorizing a personal services contract with Business Development, Inc., a California corporation, to provide fiscal agent and administrative support services to the PAC for a one year period from August 15, 2006 to June 30, 2007 in an amount not to exceed \$130,000; Bayview Hunters Point Redevelopment Project Area (Resolution 104-2006)

Action Taken: _____

Items 4 (j), (k) and (l) are related to the 1618, 1620 and 1630 Jerrold Avenue project

Staff presentation estimated time: 10 minutes

- (j) Authorizing an Owner Participation Agreement with Jos Levin Realty Corporation of San Francisco, a California corporation, for the proposed development at 1618, 1620, and 1630 Jerrold Avenue, located between Third and Phelps Streets (Assessor's Block 5272, Lots 11, 14, and 15); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 105-2006)

Action Taken: _____

- (k) Conditionally approving the schematic design for the proposed development at 1618, 1620, and 1630 Jerrold Avenue, located between Third and Phelps Streets (Assessor's Block 5272, Lots 11, 14, and 15); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 106-2006)

Action Taken: _____

- (l) Approving the Replacement Housing Plan related to the proposed development at 1630 Jerrold Avenue located between Third and Phelps Streets (Assessor's Block 5272, Lots 14, and 15); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 107-2006)

Action Taken: _____

Items 4 (m) and (n) are related to the Parcel EE-2 project

Staff presentation estimated time: 10 minutes

- (m) Authorizing exclusive negotiations with Habitat for Humanity San Francisco, a California nonprofit public benefit corporation, and Em Johnson Interest, Inc., a California corporation, for the disposition of Agency Parcel EE-2, located at Whitney Young Circle and Hudson Avenue to develop affordable housing for first time homebuyers; Hunters Point Redevelopment Project Area (Resolution No. 108-2006)

Action Taken: _____

- (n) Authorizing a Tax increment Predevelopment Loan Agreement in an amount not to exceed \$439,640 to Em Johnson Interest, Inc., a California corporation, in conjunction with the development of affordable housing for first time homebuyers on Parcel EE-2 located at Whitney Circle and Hudson Avenue; Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 109-2006)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session None.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Frances Covington
Leroy King
Ramon E. Romero
Darshan Singh
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Marcia Rosen, Executive Director
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A G E N D A

Tuesday, August 15, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 1, 2006
- (b) Authorizing a Second Amendment to the Alexander Residence ground lease with AR Preservation, L.P., a California limited partnership, to revise the permitted uses of income from operations for the rehabilitation of 179 units of very low income rental housing units at the Alexander Residence, 230 Eddy Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 111-2006)
- (c) Authorizing a Third Amendment to the Antonia Manor ground lease with AM Preservation, L.P., a California limited partnership, to revise the permitted uses of income from operations for the rehabilitation of 133 units of very low income rental housing units at Antonia Manor, 180 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 112-2006)
- (d) Authorizing a Second Amendment to the Maria Manor ground lease with MM Preservation, L.P., a California limited partnership, to revise the permitted uses of income from operations for the rehabilitation of 119 units of very low income rental housing units at Maria Manor, 174 Ellis Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 113-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing a settlement agreement and release of claims in the lawsuit entitled Chong Duk Kim, et al. v. San Francisco Unified School District, et al., San Francisco Superior Court, Case No. CGC 04 435397 (Resolution No. 114-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Public hearing on the Draft Environmental Impact Report for the proposed commercial project located in Japantown at 1746 Post Street, Assessor's Block 0685, Lot 12, between Webster and Laguna Streets; Western Addition Redevelopment Project Area A-2

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Second Amendment to the Tax Increment Loan Agreement with Mission Housing Development Corporation, a California nonprofit public benefit corporation, the John Stewart Company, a California corporation, and Devine & Gong, Incorporated, a California corporation, in an amount not to exceed \$750,968 for a total aggregate amount not to exceed \$1,869,312, and to modify other provisions, for the development of 100 units of low- and very low-income senior rental housing at the Mary Helen Rogers Senior Community located on Central Freeway Parcel C, Lot 13 in Assessor's Block 768, in the Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 115-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Third Amendment to the Disposition and Development Agreement with Fillmore Development Associates, LLC, a California limited liability company, to contribute an additional \$900,000, including \$572,500 in predevelopment loan funds and \$327,500 in predevelopment loan repayments, to cover the Agency's portion of the increased construction costs associated with the public parking garage on Agency Parcel 732-A, and to modify other terms; Western Addition Redevelopment Project Area A-2 (Resolution No. 116-2006)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with the Service Employees International Union (SEIU) Local 790 representing the Local 790 bargaining unit and with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit. Agency negotiators: Marcia Rosen and James B. Morales.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON
TUESDAY SEPTEMBER 5, 2006

THE NEXT REGULAR MEETING WILL BE HELD ON
SEPTEMBER 19, 2006

Prepared and mailed August 30, 2006

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

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Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

09-18-06A10:54 RCV D

Tuesday, September 19, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 15, 2006
- (b) Authorizing a First Amendment to the Notre Dame Apartments ground lease with Notre Dame Housing Partners, L.P., a California limited partnership, to revise the permitted uses of operating income for the rehabilitation of 205 units of very low income rental housing units at Notre Dame Apartments, 1590 Broadway Street, as part of the Agency's Affordable Housing Preservation Program and Citywide Tax Increment Housing Program (Resolution No. 117-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing execution of a Mentorship Agreement with the National Urban Fellows, Inc., a nonprofit public benefit corporation, in an amount not to exceed \$60,000, for the 2006-2007 academic year (Resolution No. 118-2006)

Action Taken: _____

Items 4 (d), (e) and (f) are related to the Kaiser Foundation Hospitals project

Staff presentation estimated time: 10 minutes

- (d) Authorizing a First Amendment to the Owner Participation Agreement and a Regulatory Agreement with Kaiser Foundation Hospitals, a California nonprofit public benefit corporation, to amend the schedule of performance and amend other provisions governing the development of a 21-unit affordable rental housing project located at 2139 O'Farrell Street, Assessor's Block 1101, Lot 022; Western Addition Redevelopment Project Area A-2 (Resolution No. 119-2006)

Action Taken: _____

- (e) Conditionally approving the revised schematic design for a 21-unit affordable rental housing project located at 2139 O'Farrell Street, Assessor's Block 1101, Lot 022; Western Addition Redevelopment Project Area A-2 (Resolution No. 120-2006)

Action Taken: _____

- (f) Approving the Replacement Housing Plan related to the demolition of 21 affordable housing units at 1401-1417 Divisadero Street and the construction of a 21-unit affordable rental housing project located at 2139 O'Farrell Street, Assessor's Block 1101, Lot 022; Western Addition Redevelopment Project Area A-2 (Resolution No. 121-2006)

Action Taken: _____

Items 4 (g) and (h) are related to the Derek Silva Community Residence project

Staff presentation estimated time: 10 minutes

- (g) Authorizing the Executive Director to execute with Mercy Housing XVII, L.P., a California limited partnership: (1) a First Amendment to a Financial Adjustment Factor Capital Loan Agreement in an amount of \$1,560,000 for a total aggregate amount not to exceed \$2,626,000; and (2) a Second Amendment to the Ground Lease; in conjunction with the refinancing of 68 units of very low-income rental housing units at the Derek Silva Community, 20 Franklin Street; Housing Opportunities for Persons with AIDS Program (Resolution No. 122-2006)

Action Taken: _____

- (h) Authorizing a Housing Opportunities for Persons With AIDS Operating Agreement with Mercy Housing California, a California nonprofit public benefit corporation, in an amount not to exceed \$150,000, for October 1, 2006 to September 30, 2009, contingent upon program considerations, availability of funds and performance, at the Derek Silva Community, 20 Franklin Street, to provide program operating costs for people living with HIV/AIDS, Housing Opportunities for Persons With AIDS Program (Resolution No. 123-2006)

Action Taken: _____

Items 4 (i) and (j) are related to the 4132 Third Street project

Staff presentation estimated time: 10 minutes

- (i) Authorizing an Owner Participation Agreement with Alfred McAfee, for the proposed development located at 4132 Third Street, at the intersection of Third Street and Innes Avenue (Assessor's Block 5260, Lots 002 and 003); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 124-2006)

Action Taken: _____

- (j) Conditionally approving a schematic design for the proposed development located at 4132 Third Street at the intersection of Third Street and Innes Avenue (Assessor's Block 5260, Lots 002 and 003); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 125-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Authorizing a Personal Services Contract with The Private Industry Council of San Francisco, Inc., a California nonprofit public benefit corporation, in an amount not to exceed \$820,908, from October 1, 2006 to June 30, 2007, to contract for services and administer employment and training services contracts with Ella Hill Hutch Community Center, Mission Hiring Hall, Inc.'s South of Market Employment Center and Young Community Developers, Inc.; each a California nonprofit public benefit corporation, all redevelopment project and survey areas (Resolution No. 126-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Authorizing a Letter Agreement with the Mayor's Office of Community Development, in an amount not to exceed \$676,869, from October 1, 2006 to June 30, 2007 for administrative costs and business development contracts with (1) the South of Market Foundation, a California nonprofit public benefit corporation dba: Urban Solutions (Western Addition A-2 and South of Market Redevelopment Project Areas) and (2) the Renaissance Entrepreneurship Center, a California nonprofit public benefit corporation, and its Bayview Business Resource Center and Small Business Technology Center (South of Market, Yerba Buena Center, India Basin and Bayview Industrial Triangle Park Redevelopment Project Areas) (Resolution No. 127-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (m) Authorizing a First Amendment to the Personal Services Contract with Wagstaff and Associates, a California corporation, for an additional \$35,680 to conduct a more detailed historic resources survey, for a total aggregate amount not to exceed \$305,185 for three years to prepare an environmental impact report; Visitacion Valley Redevelopment Survey Area (Resolution No. 128-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (n) Finding that an elected Project Area Committee is not required for the Visitacion Valley Redevelopment Survey Area; Visitacion Valley Redevelopment Survey Area (Resolution No. 129-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (o) Public hearing on the update of the Hunters Point Shipyard Redevelopment Project Area Implementation Plan

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: one potential case.

- 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Francee Covington

Leroy King

Ramon E. Romero

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, October 3, 2006 • 4:00 p.m.

10-02-06A09:40 RCVD

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE SEPTEMBER 19, 2006 COMMISSION MEETING

Items 3 (a) and (b) are related to the 4132 Third Street project

Staff presentation estimated time: 10 minutes

- (a) Authorizing an Owner Participation Agreement with Alfred McAfee, for the proposed development located at 4132 Third Street, at the intersection of Third Street and Innes Avenue (Assessor's Block 5260, Lots 002 and 003); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 124-2006)

Action Taken: _____

- (b) Conditionally approving a schematic design for the proposed development located at 4132 Third Street at the intersection of Third Street and Innes Avenue (Assessor's Block 5260, Lots 002 and 003); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 125-2006)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 19, 2006

Action Taken: _____

REGULAR AGENDA

Items 4 (b), (c), (d) and (e) are related to the Agency's bargaining units

Staff presentation estimated time: 10 minutes

- (b) Authorizing execution of a Memorandum of Agreement with the Service Employees International Union (SEIU) Local 790 Bargaining Unit, for the period of October 1, 2006 through June 30, 2009 (Resolution No. 130-2006)

Action Taken: _____

- (c) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Architects and Engineers unit for the period of October 1, 2006 through June 30, 2009 (Resolution No. 131-2006)

Action Taken: _____

- (d) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Professional/Technical Unit for the period of October 1, 2006 through June 30, 2009 (Resolution No. 132-2006)

Action Taken: _____

- (e) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Management/Supervisory Unit for the period of October 1, 2006 through June 30, 2009 (Resolution No. 133-2006)

Action Taken: _____

Items 4 (f), (g), and (h) are related to the 9th and Jessie, 10 and Mission Streets project

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Tax Increment Loan Agreement in an amount not to exceed \$18,179,038 with Mercy Housing California XIIIIV, a California Limited Partnership and an amended and restated ground lease, and all ancillary documents as necessary, with Mercy Housing California, a nonprofit public benefit corporation, for the development of approximately 106 very low income senior rental units, and one manager's unit, at 66 9th Street, Block 3508, Lot 54; Mid-Market Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 134-2006)

Action Taken: _____

- (g) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$27,330,000 to finance the construction of residential facilities known as Ninth and Jessie Senior Housing, Block 3508, Lot 51; Mid-Market Redevelopment Survey Area; Agency Citywide Affordable Housing Program (Resolution No. 135-2006)

Action Taken: _____

- (h) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$37,650,000 to finance the construction of residential facilities known as Tenth and Mission Family Housing; Mid-Market Redevelopment Survey Area, Agency Citywide Affordable Housing Program (Resolution No. 136-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Approving revisions to the South Plan Area Streetscape Master Plan for the Mission Bay South Redevelopment Project Area and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 137-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (j) Adopting a Formula Retail Policy for those portions of the Western Addition Redevelopment Project Area A-2 designated by the San Francisco Zoning Map as part of a Neighborhood Commercial Zoning District; Western Addition Redevelopment Project Area A-2 (Resolution No. 138-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Authorizing execution of personal services contracts with firms listed on a panel of surveying and mapping service panel firms for consulting services for a three-year period, on an as-needed basis, in a total aggregate amount not to exceed \$200,000 subject to the availability of funds; all redevelopment project areas, survey areas, and city-wide housing programs (Resolution No. 139-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Workshop on the Hunters Point Shipyard Open Space and Streetscape Master Plan; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

London Breed, Vice-President

Francee Covington

Leroy King

Ramon E. Romero

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Erwin R. Tanjuaquio, Commission Secretary



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OCT 16 2006

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A G E N D A

Tuesday, October 17, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 3, 2006

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (b) Authorizing a First Amendment to the Personal Services Contract entered into as of July 17, 2006, by and between the Agency and Grace S. Yip in an amount not to exceed \$25,000, for a cumulative total contract amount not to exceed \$75,000, to perform certain tasks in connection with the Agency's financial statements for fiscal year ending June 30, 2006, and to provide other related services as needed (Resolution No. 140-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing (1) a Second Amendment to the Disposition and Development Agreement-Hunters Point Shipyard Phase I between the Redevelopment Agency of the City and County of San Francisco and Lennar-BVHP, LLC, (2) compilation of all approved amended provisions in an Amended and Restated Disposition and Development Agreement -Hunters Point Shipyard Phase I, and (3) adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 141-2006)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (d) Workshop on the Streetscape and Open Space Plan for the Transbay Redevelopment Project Area; Transbay Redevelopment Project Area

Staff presentation and discussion estimated time: One hour

- (e) Workshop on Ethics Standards and Conflict of Interest requirements

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to confer with the Agency's real property negotiators in connection with how to proceed on lease negotiations with Bindlestiff Studio for the theater space in the Plaza Apartments; South of Market Redevelopment Project Area. Agency negotiators: Marcia Rosen, Joanne Sakai, Mike Grisso.

- 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee
Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

11-03-06A08:02 RCVD

Tuesday, November 7, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials - www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 17, 2006
- (b) Authorizing a Fourth Amendment to the Personal Services Contract with Elizabeth H. Haughey, a sole proprietor, to increase the contract in an amount not to exceed \$17,500, for a total aggregate amount not to exceed \$63,500, and to extend the contract term to June 30, 2007, to provide services in connection with the Single Room Occupancy Hotel Rehabilitation Loan Program. South of Market Redevelopment Project Area (Resolution No. 142-2006)

Action Taken: _____

REGULAR AGENDA

Items 4 (c), (d), (e) and (f) are related to the 227-255 Seventh Street project

Staff presentation estimated time: 15 minutes

- (c) Design Workshop for Mercy Housing California, a California nonprofit public benefit corporation, and San Francisco Medical Center Outpatient Improvement Program, Inc., (commonly known as the South of Market Health Center), a California nonprofit public benefit corporation, for 49 very low income family rental units and a new medical clinic at 227-255 Seventh Street; South of Market Redevelopment Project Area
- (d) Authorizing a Second Amendment to a Tax Increment Loan Agreement with Mercy Housing California, a California nonprofit public benefit corporation, to increase the loan amount by \$931,380 for a total aggregate amount not to exceed \$6,206, 894, for the predevelopment, and construction of approximately 49 very low income family rental units at 227-255 Seventh Street; South of Market Redevelopment Project Area (Resolution No. 143-2006)

Action Taken: _____

- (e) Authorizing a Second Amendment to a Tax Increment Grant Agreement with San Francisco Medical Center Outpatient Improvement Programs, Inc. (commonly known as the South of Market Health Center), a California nonprofit public benefit corporation, to increase the predevelopment grant amount by \$588,061 for additional predevelopment expenses, for a total aggregate amount not to exceed \$2,008,978, and to extend the contract period from June 30, 2005 to December 31, 2007, for the construction of a health clinic facility at 227-255 Seventh Street, South of Market Redevelopment Project Area (Resolution No. 144-2006)

Action Taken: _____

- (f) Approving the naming of a very low income family rental and medical clinic development at 227-255 Seventh Street in honor of Ms. Elouise Westbrook, a long-time community activist; South of Market Redevelopment Project Area (Resolution No. 145-2006)

Action Taken: _____

Items 4 (g), (h) and (i) are related to the 1746 Post Street project

Staff presentation estimated time: 15 minutes

- (g) Certifying the Final Environmental Impact Report for the 1746 Post Street commercial use project and adopting environmental findings pursuant to the California Environmental Quality Act; Western Addition Redevelopment Project Area A-2 (Resolution No. 146-2006)

Action Taken: _____

- (h) Granting a floor area ratio variance and authorizing an Owner Participation Agreement with Shogakukan, Inc., a Japan corporation, for a commercial use building at 1746 Post Street, Assessor's Block 0685, Lot 012, between Webster and Laguna Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 147-2006)

Action Taken: _____

- (i) Conditionally approving a schematic design for a commercial building located in Japantown at 1746 Post Street, Assessor's Block 0685, Lot 012, between Webster and Laguna Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 148-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (j) Conditionally approving the combined basic concept and schematic design for a commercial building on Parcel 4 of Blocks 41 – 43 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 149-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Conditionally approving the combined basic concept and schematic design for a commercial building on Parcel 5 of Blocks 41 – 43 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 150-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Considering whether to retain, amend, or rescind Resolution No. 10-2001 (February 6, 2001) adopting the Agency's Policy for the Disclosure of Outside Communications by Agency Commissioners and Officers on Matters Pending before the Agency Commission

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session None.
 11. Adjournment
-

REDEVELOPMENT AGENCY

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, November 21, 2006 • 4:00 p.m.

11-20-06A09:04 RCVD

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 7, 2006
- (b) Authorizing a Fourth Amendment to a Personal Services Contract with the Market Street Association, a California nonprofit public benefit corporation, to extend the term for six months, for an aggregate amount not to exceed \$280,000 for administrative, coordination, and outreach services to the Mid-Market Project Area Committee; Mid-Market Redevelopment Survey Area (Resolution No. 151-2006)
- (c) Authorizing a Second Amendment to the Personal Services Contract entered into as of July 17, 2006, as amended October 17, 2006, by and between the Agency and Grace S. Yip, to extend the term of the contract from November 30, 2006, to January 31, 2007 (Resolution No. 152-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Approving the Streetscape and Open Space Plan for the Transbay Redevelopment Project Area; Transbay Redevelopment Project Area (Resolution No. 153-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to the Personal Services Contract with C.H. Elliott & Associates, a sole proprietorship, to increase the contract amount by \$20,000 for a total aggregate amount not to exceed \$60,000 and to extend the contract term for 1 year, resulting in an aggregate term of 2 years, to provide real estate and fiscal consulting services in association with the implementation of the Disposition and Development Agreement Hunters Point Shipyard Phase I; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 154-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Considering whether to retain, amend, or rescind Resolution No. 10-2001 (February 6, 2001) adopting the Agency's Policy for the Disclosure of Outside Communications by Agency Commissioners and Officers on Matters Pending before the Agency Commission

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- (a) Pursuant to Government Code § 54956.9(c): Conference with Legal Counsel regarding initiation of litigation: two potential cases.

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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A G E N D A

Tuesday, December 5, 2006 • 4:00 p.m.

12-04-06A09:33 RCVD

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a first amendment to the personal services contract with On Target Delivery Service, a sole proprietorship, to increase the total compensation in an amount not to exceed \$25,000 for an aggregate contract amount of \$131,620 (Resolution No. 155-2006)
- (b) Authorizing a Personal Services Contract with On Target Delivery Service, a sole proprietorship, effective December 1, 2006 through November 30, 2009 in an amount not to exceed \$30,000 during the initial 12 month term for an aggregate contract amount not to exceed \$100,000 over the three year term (Resolution No. 156-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (c) Expressing appreciation to Judy Eng upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 157-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation, a California Nonprofit Public Benefit Corporation, in an amount not to exceed \$7,064,831 for the acquisition and rehabilitation of approximately 80 very low income rental units, plus two managers' units, located at 249 Eddy Street, and 161-165 Turk Street, as part of the Agency's Affordable Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 158-2006)

Action Taken: _____

Staff presentation estimated time: 30 minutes

- (e) Workshop on the environmental conditions on Hunters Point Shipyard Parcel A and the regulatory framework established to protect and safeguard public health from potential residual environmental conditions on Parcel A; Hunters Point Shipyard Redevelopment Project Area.

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a First Amendment to the Amended and Restated Exclusive Negotiations Agreement (Phase 2,-Hunters Point Shipyard) with Lennar/BVHP, LLC, a California limited liability company, as the primary developer of the remainder of Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 159-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing an Amended and Restated Personal Services Contract with Treadwell & Rollo, Inc., a California corporation, to extend the contract term by three years for a total aggregate term of six years and to increase the contract amount by \$645,000 for a total aggregate amount not to exceed \$1,005,000 for environmental review services in furtherance of: (1) the Phase 1 development at Hunters Point Shipyard; and (2) the transfer of additional property at Hunters Point Shipyard from the United States Department of the Navy to the Agency; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 160-2006)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (h) Adopting an Agency Commission Attendance Policy (Resolution No. 161-2006)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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12-18-06A09:45 RCVD

Tuesday, December 19, 2006 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of November 21, 2006 and December 5, 2006
- (b) Authorizing a Second Amendment to the Personal Services Contract with Urban Strategies Council, a California nonprofit corporation, to extend the term for a maximum period of six months to be evaluated by the Executive Director on a month-to-month basis, for a total aggregate term not to exceed two years, ending on July 31, 2007, to provide technical assistance and outreach services to the Hunters Point Shipyard Citizen's Advisory Committee in connection with the formation of the quasi-public entity; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 162-2006)
- (c) Authorizing a Second Amendment to the Agency's Master Lease with the United States Department of the Navy to extend the term by two months to February 28, 2007, Hunters Point Shipyard Redevelopment Project Area (Resolution No. 163-2006)
- (d) Authorizing a First Amendment to the amended and restated Hunters Point Shipyard Sublease Agreement with Patterns Limited, Incorporated, a California corporation, doing business as The Point, to extend the term of the sublease by two months to February 28, 2007, Hunters Point Shipyard Redevelopment Project Area (Resolution No. 164-2006)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (e) Expressing appreciation to Juanita J. Johnston upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 165-2006)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (f) Expressing appreciation to Josephine Lee upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 166-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation, a California nonprofit organization, in an amount not to exceed \$3,357,348, in conjunction with the development of approximately 78 units of affordable family rental housing at 1036 – 1040 Mission Street for very low income formerly homeless families and families at risk of homelessness; Citywide Tax Increment Housing Program (Resolution No. 167-2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Establishing classifications of positions and compensation for the Agency staff for fiscal year 2006-07 through 2008-09 and establishing authority for appointment to and vacation from positions under said classifications and other matters (Resolution No. 168-2006)

Action Taken: _____

No Staff presentation

- (i) Election of President and Vice President (calendar year 2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor
Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

TUESDAY JANUARY 2, 2007

THE NEXT REGULAR MEETING WILL BE HELD ON

JANUARY 16, 2007

Happy Holidays!

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REDEVELOPMENT AGENCY

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A G E N D A
Tuesday, January 16, 2007 • 4:00 p.m.

01-16-07A10:00 PCVD

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of December 19, 2006

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (b) Commending and expressing appreciation to Louise Gilbert for her 33 years of dedicated service on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 1-2007)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (c) Authorizing the waiver of berthing fees for nonprofit community sailing organizations for a maximum of seven berths in South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 2-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Public hearing to hear all persons interested in a sublease with Bike Hut Foundation

Authorizing execution of a sublease with Bike Hut Foundation, a California nonprofit corporation, to sublease for a term of five years approximately 155 square feet of a designated area on Pier 40; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 3-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Approving an amendment to the Rincon Point-South Beach Redevelopment Plan to implement Senate Bill 2113 and authorizing transmittal thereof to the Board of Supervisors of the City and County of San Francisco; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 4-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing an exclusive negotiations agreement with Community Housing Partnership, a California nonprofit public benefit corporation, and Mercy Housing California, a California nonprofit public benefit corporation, for the development of 120 units of very low-income supportive housing on Central Freeway Parcel G, southeast corner of Gough and Fulton Streets; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 5-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Conditionally approving the master plan for the open space and streetscape for the Hunters Point Shipyard and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 6-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (h) Workshop on initial community recommendations for the reinvestment of Agency land sales proceeds to benefit Bayview Hunters Point area

Staff presentation estimated time: 15 minutes

- (i) Workshop on the Visitacion Valley Preliminary Plan and the Redevelopment Plan Adoption process

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
 - (a) Status of dust control measures and health concerns related to the Hunters Point Shipyard Phase I construction activities
- 9. Commissioners' Questions and Matters
- 10. Closed Session **None.**
- 11. Adjournment

REDEVELOPMENT AGENCY

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A G E N D A

Tuesday, February 6, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 16, 2007
- (b) Authorizing an Amended and Restated Tax Increment Loan Agreement, an Amended and Restated Housing Opportunities for Persons With AIDS Loan Agreement and a First Amendment to the Hazardous Materials Loan Promissory Note with Mercy Housing XX, L.P., a California limited partnership, to allow for permanent funding from the State Housing and Community Development Department Multifamily Housing Program, all in conjunction with the development of 139 units of very low income senior rental housing at the Mission Creek Senior Community, 201 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 7-2007)
- (c) Authorizing an Amended and Restated Ground Lease; an Amended and Restated Memorandum of Ground Lease and a lease rider with Mercy Housing XX, L.P., a California limited partnership, to allow for permanent funding from the State Housing and Community Development Department Multifamily Housing Program, all in conjunction with the development of 139 units of very low income senior rental housing at the Mission Creek Senior Community, 201 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 8-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (d) Work plan to implement dust control measures on Parcel A to mitigate dust and naturally-occurring asbestos emissions generated from the Phase 1 development; Hunters Point Shipyard Redevelopment Project Area

Items 4 (e) and (f) are related to the 5600 Third Street project

Staff presentation estimated time: 10 minutes

- (e) Authorizing an Amended and Restated Tax Increment Loan Agreement with BRIDGE Tower, LLC, a California limited liability corporation, in an amount not to exceed \$20,543,329, for a total aggregate amount not to exceed \$29,508,183, for the development of 124 units of low- and moderate-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 9-2007)

Action Taken: _____

- (f) Public hearing to hear all persons interested in a Disposition and Development Agreement with BRIDGE Tower, LLC for the 5600 Third Street project

Authorizing a Disposition and Development Agreement with BRIDGE Tower, LLC, a California limited liability corporation, for the development of 124 units of low-income and moderate-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 10-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Public hearing to hear all persons interested in a ground lease with 650 Eddy Street L.P.

Authorizing a ground lease with 650 Eddy, L.P., a California limited partnership, for the property at 650 Eddy Street, Block 0740, Lot 45 (formerly Lots 11 and 12), in conjunction with the construction of 83 units of very low income rental housing; Citywide Tax Increment Housing Program (Resolution No. 11-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Approving a personal services contract with Robin Chiang & Company, a California corporation, in an amount not to exceed \$72,000 to prepare a conceptual streetscape plan for a portion of the Bay Trail along Cargo Way; India Basin Industrial Park Redevelopment Project Area (Resolution No. 12-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (i) Transition Planning for the Western Addition Project Area A-2

(j) Review of 2006 significant projects

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

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Tuesday, February 20, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE FEBRUARY 6, 2007 COMMISSION MEETING

Items 3 (a) and (b) are related to the 5600 Third Street project

Staff presentation estimated time: 10 minutes

- (a) Public hearing to hear all persons interested in a Disposition and Development Agreement with BRIDGE Tower, LLC for the 5600 Third Street project

Authorizing a Disposition and Development Agreement with BRIDGE Tower, LLC, a California limited liability corporation, for the development of 124 units of low-income and moderate-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 9-2007)

Action Taken: _____

- (b) Authorizing an Amended and Restated Tax Increment Loan Agreement with BRIDGE Tower, LLC, a California limited liability corporation, in an amount not to exceed \$20,543,329, for a total aggregate amount not to exceed \$29,508,183, for the development of 124 units of low- and moderate-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 10-2007)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meeting of February 6, 2007

- (b) Authorizing a Third Amendment to the Agency's master lease with the United States Department of the Navy to extend the term through December 31, 2007 and revise the premises covered; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 13-2007)
- (c) Authorizing a Second Amendment to the amended and restated Hunters Point Shipyard sublease agreement with Patterns Limited, Incorporated, a California corporation, doing business as The Point, to extend the term of the sublease through December 31, 2007 and revise the premises covered; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 14-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 20 minutes

- (d) Authorizing an Exclusive Negotiations Agreement with either Michael Simmons Property Development, Inc. or Em Johnson Interest, Inc. and HSM Realty Finance Management, Inc. (collectively "Turk Street Development Consortium, LLC") (to be formed) for the development of 32 units of low-income first-time ownership housing, 1345 Turk Street, Block 756, Lot 001, Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 15-2007)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (e) Authorizing a First Amendment to the Personal Services Contract with Image Access West, a New Jersey corporation, to amend the scope of services to add additional services for electronic document management and to extend the contract term for 19 months from June 1, 2007 to December 31, 2008 and to increase the contract amount by \$35,000 for a total aggregate amount of \$95,000 (Resolution No. 16-2007)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (f) Authorizing a Personal Services Contract with Westcoast Maintenance Service, a sole proprietorship, for a term of one year with two, one-year options, in an amount not to exceed \$35,976.00 for the first year for a total aggregate amount not to exceed \$107,928.00 to provide cleaning, maintenance and roving patrol services; 474 Natoma Street; South of Market Redevelopment Project Area (Resolution No. 17-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (g) Workshop on the proposed integrated development of Phase Two of the Hunters Point Shipyard and the Candlestick Point area of the Bayview Hunters Point Project Area; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Project Area

- 5. Matters not appearing on Agenda
- 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
- 7. Report of the President
- 8. Report of the Executive Director
- 9. Commissioners' Questions and Matters
- 10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the 1210 Scott Street, (Block 0729, Lot 044) property, and the party with whom the Agency may negotiate is the Jewish Community High School of the Bay. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, James Morales, Gaynell McCurn, Sally Oerth, Michele Davis, Tracie Reynolds and Denise Blades.

- 11. Adjournment
-

REDEVELOPMENT AGENCY

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Tuesday, March 6, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of February 20, 2007
- (b) Authorizing a First Amendment to the Owner Participation Agreement with 238 Olive Street, LLC, a California limited liability company, to revise the performance schedule for a residential development at 238 Olive Street, (Assessor's Block 0719, Lot 082); Western Addition Redevelopment Project Area A-2 (Resolution No. 18-2007)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

CONTINUED FROM THE FEBRUARY 20, 2007 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the 1210 Scott Street, (Block 0729, Lot 044) property, and the party with whom the Agency may negotiate is the Jewish Community High School of the Bay. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, James Morales, Gaynell McCurn, Sally Oerth, Michele Davis, Tracie Reynolds and Denise Blades.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President
London Breed
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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MAR 19 2007

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A G E N D A
Tuesday, March 20, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

On March 6, 2007, the Commission held a closed session meeting pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators in connection with the 1210 Scott Street property (Block 0729, Lot 044) and, by a vote of 5-1, instructed Agency staff to designate this property for the development of affordable housing and to issue immediately a request for proposals.

3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of March 6, 2007

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Conditionally approving the schematic design for the Phase 3 improvements for the development of 1818-1822 Eddy Street, located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 19-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Report on the funding of the Namiki Apartments, 1776 Sutter Street, as part of the Agency's Housing Preservation Program, Western Addition A-2 Redevelopment Project Area; Citywide Tax Increment Housing Program

ITEM 4 (d) WILL NOT BE HEARD PRIOR TO 5:00 P.M.

Staff presentation estimated time: 10 minutes

(d) Workshop on the Agency's Certificate of Preference Program

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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PLEASE NOTE CHANGE OF MEETING START TIME

A G E N D A

Tuesday, April 3, 2007 • **5:00 p.m.**

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of March 20, 2007
- (b) Authorizing a fifth amendatory agreement to the agreement for disposition of land for private development with Access to Housing, Inc, a California nonprofit public benefit corporation, to extend the term of affordability restrictions in connection with the sale of the Junipero Serra House Apartments located at 926 Fillmore Street to Junipero Serra LLC, a California limited liability company, affiliated with Mercy Housing California; and authorizing a subordination agreement with Fannie Mae, a federally chartered and stockholder owned corporation, and Junipero Serra LLC to facilitate the issuance of housing revenue bonds by the California Municipal Finance Authority; a California Joint Powers Agency; Western Addition Redevelopment Project Area A-2 (Resolution No. 20-2007)
- (c) Authorizing the application and acceptance of a grant from the U. S. Department of Housing and Urban Development for a total amount not to exceed \$1,430,000 to fund the Second Start Program, a partial rental subsidy and service program, as part of the Housing Opportunities for Persons With AIDS Special Projects of National Significance Program; Housing Opportunities for Persons With AIDS Program (Resolution No. 21-2007)
- (d) Authorizing a Third Amendment to the Personal Services Contract with Urban Strategies Council, a California nonprofit corporation, to increase the contract in an amount not to exceed \$26,662, for a total aggregate amount not to exceed \$389,584, to provide additional technical assistance and outreach services to the Hunters Point Shipyard Citizen's Advisory Committee in connection with the formation of a quasi-public entity; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 22-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Commending and expressing appreciation to Commissioner Benny Y. Yee for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 23-2007)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (f) Rescinding the motion adopted by the Commission at the closed session meeting of March 6, 2007 to instruct Agency staff to designate the property located at 1210 Scott Street for the development of affordable housing and to immediately issue a Request for Proposals for the development of 1210 Scott Street (Resolution No. 24-2007)

[If the Commission approves this resolution, it will consider the following item 4 (g)]

Action Taken: _____

- (g) Authorizing the issuance of a Request for Proposals (RFP) for the development of approximately 18 to 20 units of affordable homeownership housing at 1210 Scott Street (Block 0729, Lot 044); Western Addition Redevelopment Project Area A-2 (Resolution No. 25-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (h) Status report on the developer selection for the development of approximately 32 units of low and moderate-income first-time ownership housing at 1345 Turk Street; Block 756, Lot 001, Western Addition Redevelopment Project Area A-2

Staff presentation estimated time: 5 minutes

- (i) Considering a funding request from the Asian Heritage Street Celebration in the amount of \$18,206.44 for the 4th annual Asian Heritage Street celebration along Howard Street between Fifth and Seventh Streets within the South of Market Redevelopment Project Area; South of Market Redevelopment Project Area

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (j) Authorizing the issuance, sale and delivery of tax exempt Multifamily Housing Mortgage Revenue Bonds (Tenth and Mission Family Housing) 2007 in an aggregate principal amount not to exceed \$37,650,000; determining and prescribing certain related matters; approving and authorizing related actions and the execution and delivery of related documents to finance the construction of residential facilities known as Tenth and Mission Family Housing; Mid-Market Redevelopment Survey Area, Agency Citywide Tax Increment Housing Program (Resolution No. 26-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Conditionally approving the combined basic concept and schematic design for a 129-unit, mixed-income residential project on Block N4/Parcel 3 in the Mission Bay North Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay North Redevelopment Project Area (Resolution No. 27-2007)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (l) Authorizing a First Amendment to the Partial Rent Subsidy Agreement with Catholic Charities CYO, a California nonprofit public benefit corporation, to extend the contract term through December 31, 2007 and to increase compensation by an amount not to exceed \$281,709, for a total aggregate amount not to exceed \$1,915,709, to provide rental assistance for the third year of a three-year contract; Housing Opportunities for Persons With AIDS Program (Resolution No. 28-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (m) Authorizing the second year of funding for the Agency's three-year contract with Arc Ecology, a California nonprofit corporation, to provide environmental outreach and information services to the Bayview Hunters Point Community in an amount not to exceed \$283,500 for a total aggregate amount of \$567,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 29-2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President
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Linda A. Cheu
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Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, April 17, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE APRIL 3, 2007 COMMISSION MEETING

Staff presentation estimated time: 5 minutes

- (a) Rescinding the motion adopted by the Commission at the closed session meeting of March 6, 2007 to instruct Agency staff to designate the property located at 1210 Scott Street for the development of affordable housing and to immediately issue a request for proposals for the development of 1210 Scott Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 24-2007)

[If the Commission approves this resolution, it will consider the following item 3 (b)]

Action Taken: _____

- (b) Authorizing the issuance of a Request for Proposals for the development of approximately 18 to 20 units of affordable housing for low-and moderate income first-time homebuyers at 1210 Scott Street (Block 0729, Lot 044); Western Addition Redevelopment Project Area A-2 (Resolution No. 25-2007)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meeting of April 3, 2007

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing an exclusive negotiations agreement with either Michael Simmons Property Development, Inc. or Em Johnson Interest, Inc. and HSM Realty Finance Management, Inc. (collectively “Turk Street Development Consortium, LLC”) (to be formed) for the development of approximately 32 units of low-moderate income first-time homebuyer housing at 1345 Turk Street, Block 756, Lot 001; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 30-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing the execution of three loan agreements with Food for Soul, LLC, a California limited liability company, under the Revised Fillmore Jazz District Revolving Loan Program (the “Loan Program”) for: (1) a façade improvement loan in an amount not to exceed \$35,000, (2) a tenant improvement loan in an amount not to exceed \$240,000, and (3) a business assistance loan in an amount not to exceed \$75,000, for a total aggregate amount of \$350,000, and authorizing waivers of certain loan program requirements for establishing a restaurant at 1300 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 31-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing the Model Block Home Improvement Loan Program in an amount not to exceed \$1,000,000, Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 32-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Conditionally approving the combined basic concept and schematic design for a commercial building on Block 26 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 33-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Conditionally approving the combined basic concept and schematic design for a commercial building on Block 27, Parcel 1 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 34-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Conditionally approving the combined basic concept and schematic design for a parking garage on Block 27, Parcels 2 and 3 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 35-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a tax increment loan agreement with Baldwin House Hotel, LLC, a California limited liability company, for an amount not to exceed \$100,000, pursuant to the Single Room Occupancy Hotel Rehabilitation Loan Program, for rehabilitation activities at the Baldwin Hotel located at 74 Sixth Street; South of Market Redevelopment Project Area (Resolution No. 36-2007)

Action Taken: _____

Staff presentation estimated time: 40 minutes

- (i) Workshop on the Agency's fiscal year 2007/08 budget
- Affordable Housing Program
 - South of Market Redevelopment Project Area
 - Transbay Redevelopment Project Area
 - Visitacion Valley Redevelopment Survey Area
 - Mission Bay North and South Redevelopment Project Areas
 - Rincon Point – South Beach Redevelopment Project Area
 - Yerba Buena Center Redevelopment Project Area

Staff presentation estimated time: 15 minutes

- (j) Workshop on the proposed conceptual framework for the Hunters Point Shipyard and the Candlestick Point area of the Bayview Hunters Point Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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Francee Covington, Vice-President

London Breed

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Tuesday, May 1, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meeting of April 17, 2007
- (b) Authorizing the Executive Director to apply and, if awarded, to accept \$5 million in Residential Development Loan Program funds from the California Housing Finance Agency for use in the development of affordable homeownership housing; all redevelopment project areas, Citywide Tax Increment Housing Program (Resolution No. 37-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 60 minutes

- (c) Workshop on the Agency's Fiscal Year 2007/08 Budget
 - Affordable Housing Program
 - South of Market Redevelopment Project Area
 - Transbay Redevelopment Project Area
 - Mission Bay North and South Redevelopment Project Areas
 - Rincon Point – South Beach Redevelopment Project Area
 - Yerba Buena Center Redevelopment Project Area
 - Western Addition Redevelopment Project Area A-2
 - Bayview Hunters Point Redevelopment Project Area
 - Hunters Point Redevelopment Project Area
 - India Basin Industrial Park Redevelopment Project Area
 - Hunters Point Shipyard Redevelopment Project Area
 - Visitacion Valley Redevelopment Survey Area
 - Mid-Market Redevelopment Survey Area

Staff presentation estimated time: 10 minutes

- (d) Authorizing a letter agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$120,000 for planning services for alleyways improvements; South of Market Redevelopment Project Area (Resolution No. 38-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Conditionally approving the Streetscape Schematic Design for Phase 1 of the Hunters Point Shipyard and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 39-2007)

Action Taken: _____

Items 4 (f), (g) and (h) are related to the integrated redevelopment of Candlestick Point and the Hunters Point Shipyard

Staff presentation estimated time: 10 minutes

- (f) Endorsing a conceptual framework to guide the City and County of San Francisco, its Redevelopment Agency, Lennar/BVHP, LLC, and Lennar Communities, Inc. in planning an integrated, mixed-use project at the Candlestick Point Area of the Bayview Hunters Point and the Hunters Point Shipyard Redevelopment Project Areas; Hunters Point Shipyard Redevelopment Project Area; Bayview Hunters Point Redevelopment Project Area (Resolution No. 40-2007)

Action Taken: _____

- (g) Approving a memorandum of understanding with various departments of the City and County of San Francisco to facilitate the planning for an integrated, mixed-used project at the Candlestick Point Area of the Bayview Hunters Point and the Hunters Point Shipyard Redevelopment Project Areas; Hunters Point Shipyard Redevelopment Project Area; Bayview Hunters Point Redevelopment Project Area (Resolution No. 41-2007)

Action Taken: _____

- (h) Authorizing the Executive Director to execute an Amended and Restated Exclusive Negotiations and Planning Agreement with Lennar/BVHP, LLC, a California limited liability company, to: 1) revise the existing negotiations agreement including its schedule of performance for the development of the remainder of the Hunters Point Shipyard; and 2) provide an option granting Lennar Communities, Inc., a California corporation, additional exclusive negotiation rights for the proposed development of an integrated mixed-use project at the Hunters Point Shipyard and on City-owned property at the Candlestick Point Area of the Bayview Hunters Point Redevelopment Project Area; Hunters Point Shipyard Redevelopment Project Area; Bayview Hunters Point Redevelopment Project Area (Resolution No. 42-2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President

London Breed

Linda A. Cheu

Leroy King

Ramon E. Romero

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, May 15, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of May 1, 2007

Action Taken: _____

BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Awarding contract RPSB 01-07, South Beach Bike Hut, and authorizing the execution of a construction contract with Great Wall Contractors, Inc., a California corporation, in an amount not to exceed \$75,080; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 43-2007)

Action Taken: _____

Items 4 (c), (d) and (e) are related to the 2007 Series A Taxable Tax Allocation Revenue Bonds

Staff presentation estimated time: 10 minutes

- (c) Authorizing the execution of loan agreements in an aggregate principal amount of not to exceed \$69,600,000 relating to the issuance of 2007 Series A taxable tax allocation revenue bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statements relating to the bonds, and authorizing and approving other matters properly relating thereto (Rincon Point-South Beach Redevelopment Project Area, South of Market Redevelopment Project Area, and Yerba Buena Center Redevelopment Project Area) (Resolution No. 44-2007)

Action Taken: _____

- (d) Authorizing the execution of loan agreements in an aggregate principal amount of not to exceed \$178,000,000 relating to the issuance of the 2007 Series B tax allocation refunding revenue bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement relating to the bonds, and authorizing and approving other matters properly relating thereto (Merged Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area/South of Market Redevelopment Project Area/Federal Office Building Redevelopment Project Area), Hunters Point Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Rincon Point-South Beach Redevelopment Project Area, Western Addition Redevelopment Project Area A-2, and Yerba Buena Center Redevelopment Project Area) (Resolution No. 45-2007)

Action Taken: _____

- (e) Authorization to re-affirm authority to invest Agency funds with the Local Agency Investment Fund and related actions on behalf of the Redevelopment Agency of the City and County of San Francisco (Resolution No. 46-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Approving the proposed budget for the fiscal year period from July 1, 2007 through June 30, 2008, that includes General Fund Loans to fund planning services in the amount of (1) \$160,000 for the Bayview Hunters Point Redevelopment Survey Area C, and (2) \$303,000 for the proposed Visitacion Valley Redevelopment Plan; and authorizing the Executive Director to submit the Budget to the Mayor's Office and to enter into amended loan agreements and promissory notes pertaining to (1) Bayview Hunters Point Redevelopment Project Area and Survey Area C and (2) the Visitacion Valley Redevelopment Survey Area (Resolution No. 47-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing an Amended and Restated Personal Services Contract with C.H. Elliott & Associates, a sole proprietorship, to increase the contract amount by \$90,000 for a total aggregate amount not to exceed \$150,000, and to extend the contract term for one year, resulting in an aggregate term of three years, to provide real estate and fiscal consulting services in association with the implementation of the Disposition and Development Agreement Hunters Point Shipyard Phase I; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 48-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a First Amendment to the Personal Services Contract with Willie B. Kennedy, a sole proprietorship, dba W. B. Kennedy & Associates, to increase the contract amount payable under the first 1-year extension period by an amount not to exceed \$65,000, for a second-year contract amount not to exceed \$240,000 and a total aggregate contract amount not to exceed \$590,000, to provide increased administrative support, outreach and information services to the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 49-2007)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 5 minutes

- (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

11. Adjournment
-

REDEVELOPMENT AGENCY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Authorizing a First Amendment to the Personal Services Contract with New City America, Inc., a California corporation, to extend the contract term from June 7, 2007 to December 31, 2008, in connection with establishing a Community Benefit District in Japantown; Western Addition Redevelopment Project Area A-2 (Resolution No. 50-2007)
- (b) Authorizing renewal of the Microsoft Enterprise Agreement through DELL, Inc. at a cost not to exceed \$65,000 over three years (Resolution No. 51-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Personal Services Contract with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$285,000, for homeowner assistance and housing development activities; Citywide Tax Increment Housing Program (Resolution No. 52-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (d) Workshop on possible amendments to the Certificate of Preference Program

Staff presentation estimated time: 10 minutes

- (e) Public hearing to hear all persons interested in a retail use proposed for 1336 Post Street within the Western Addition Redevelopment Project Area A-2

Determining that a formula retail use proposed by 99¢ Only Stores for 1336 Post Street is consistent with the Western Addition A-2 Redevelopment Plan, as implemented by the Agency's Formula Retail Policy; Western Addition Redevelopment Project Area A-2 (Resolution No. 53-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing the Executive Director to negotiate and enter into a personal services contract with EIP / PBSJ Associates to prepare an Environmental Impact Report for the combined Hunters Point Shipyard / Candlestick development project and redevelopment plan amendments, including Bayview Hunters Point Area C, for an amount not to exceed \$700,000; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas (Resolution No. 54-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Second Amendment to the Maintenance and Management Agreement with the Port of San Francisco for maintenance and management services for Rincon Park, extending the term from July 1, 2007 to June 30, 2010; and approving an operating budget for July 1, 2007 through June 30, 2008 in an amount not to exceed \$285,000 for a total aggregate amount not to exceed \$1,622,514; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 55-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing changes in the terms for forgivable loans authorized under the Six on Sixth Street Economic Revitalization Program for certain properties in need of substantial rehabilitation; South of Market Redevelopment Project Area (Resolution No. 56-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Predevelopment Loan Agreement in an amount not to exceed \$2,753,291 with Community Housing Partnership Corporation, a California nonprofit public benefit corporation, and Mercy Housing California, a California nonprofit public benefit corporation, for the development of up to 120 units of very low-income supportive housing on Central Freeway Parcel G, southeast corner of Fulton and Gough Streets; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 57-2007)

Action Taken: _____

- (j) Workshop on the HOPE SF Taskforce Recommendations to the Mayor and the Board of Supervisors

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

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A G E N D A

Tuesday, June 19, 2007 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE APRIL 17, 2007 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

- (a) Authorizing the issuance of a Request for Proposals for the development of approximately 18 to 20 units for low- and moderate-income first time homebuyer at 1210 Scott Street (Block 0729, Lot 044); Western Addition Redevelopment Project Area A-2 (Resolution No. 25-2007)

Action Taken:

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meetings of May 1, 2007 (continued from the May 15, 2007 Commission meeting), May 15, 2007 (including special meeting of the Financing Authority), and June 5, 2007
- (b) Authorizing the execution of a letter agreement with the Mayor's Office of Community Development ("MOCD") to transfer the Agency's existing contract with the Private Industry Council of San Francisco, Inc., a California nonprofit public benefit corporation, to MOCD to provide employment development services for four months from July 1, 2007 to October 31, 2007 for the Westfield San Francisco Centre development in an amount not to exceed \$61,666; Yerba Buena Center Redevelopment Project Area (Resolution No. 58-2007)
- (c) Authorizing a Fifth Amendment to the Personal Services Contract with Elizabeth H. Haughey, a sole proprietor, to increase the contract in an amount not to exceed \$22,000, for a total aggregate amount not to exceed \$85,500, and to extend the contract term to June 30, 2008, to provide services in connection with the Single Room Occupancy Hotel Rehabilitation Loan Program, South of Market Redevelopment Project Area (Resolution No. 59-2007)

- (d) Authorizing a 2007-2008 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$634,000 from July 1, 2007 to June 30, 2008; Housing Opportunities for Persons With AIDS Program (Resolution No. 60-2007)
- (e) Authorizing a 2007-2008 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$670,000 from July 1, 2007 to June 30, 2008; Housing Opportunities for Persons With AIDS Program (Resolution No. 61-2007)
- (f) Authorizing the substitution of the Junipero Serra, L.P. a California limited partnership for Junipero Serra, LLC, a California limited liability company, each an affiliate of Mercy Housing California, in conjunction with the refinancing of the Junipero Serra House Apartments, 926 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 62-2007)
- (g) Authorizing a First Amendment to the Personal Services Contract with Williams, Adley & Company, a Delaware limited liability partnership to increase the contract amount by \$210,400 for a total aggregate amount not to exceed \$509,200 and to exercise a two year option to extend the contract term from November 30, 2007 to November 30, 2009, to provide consulting and auditing services (Resolution No. 63-2007)
- (h) Authorizing Amended and Restated Façade Improvement, Tenant Improvement, and Business Assistance Loan Agreements with Sheba Lounge, LLC, a California limited liability company, to amend the interest rates and other terms of the existing agreements associated with establishing a restaurant/music lounge at 1419 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 64-2007)
- (i) Determining that a formula retail use proposed by 99 Cents Only Stores for 1336 Post Street is inconsistent with the Western Addition A-2 Redevelopment Plan and the Formula Retail Policy; Western Addition Redevelopment Project Area A-2 (Resolution No. 65-2007)

**The Commission heard this matter (item 4 (i) at its meeting of June 5, 2007;
This resolution finalizes the Commission's disapproval of the matter.**

Action Taken: _____

REGULAR AGENDA

Items 4 (j) – 4 (n) are related to the Agency's Annual HOPWA funding of licensed residential care facilities for the chronically ill (RCFCI)

Staff presentation estimated time: 10 minutes

- (j) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$4,350,060, for July 1, 2007 to June 30, 2010, contingent upon program considerations, availability of funds and performance, for the Leland House, located at 141 Leland Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program (Resolution No. 66-2007)

Action Taken: _____

- (k) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$2,130,756, for July 1, 2007 to June 30, 2010, contingent upon program considerations, availability of funds and performance, for the Peter Claver Community Facility located at 1340 Golden Gate Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program (Resolution No. 67-2007)

Action Taken: _____

- (l) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,438,050, for July 1, 2007 to June 30, 2010, contingent upon program considerations, availability of funds and performance, for the Richard M. Cohen Residence, located at 220 Dolores Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program (Resolution No. 68-2007)

Action Taken: _____

- (m) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Larkin Street Youth Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,044,432, for July 1, 2007 to June 30, 2010, contingent upon program considerations, availability of funds and performance, for its assisted care facility at 129 Hyde Street to provide program operating and service costs for youth living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program (Resolution No. 69-2007)

Action Taken: _____

- (n) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Maitri, a California nonprofit public benefit corporation, in an amount not to exceed \$1,476,501, for July 1, 2007 to June 30, 2010, contingent upon program considerations, availability of funds and performance, for its residential care facility located at 401 Duboce Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program (Resolution No. 70-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (o) Authorizing a Letter Agreement with the Mayor's Office of Community Development, in an amount not to exceed \$2,165,624, subject to appropriation of funds, for administration of contracts with five community-based organizations to provide business assistance and employment development services from July 1, 2007 to June 30, 2008; all redevelopment project and survey areas (Resolution No. 71-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (p) Approving a fiscal year 2007-2008 budget for the Bayview Hunters Point Project Area Committee in an amount not to exceed \$175,000, subject to appropriations by the Board of Supervisors, and authorizing a first amendment to the personal services contract with Business Development, Inc., a California corporation, to extend the term of the contract for one year from July 1, 2007 to June 30, 2008 in an amount not to exceed \$175,000, for a total aggregate amount not to exceed \$305,000, to provide fiscal agent and administrative support services to the Project Area Committee; Bayview Hunters Point Redevelopment Project Area (Resolution No. 72-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (q) Approving a fiscal year 2007-2008 budget for the South of Market Project Area Committee in an amount not to exceed \$209,314 subject to appropriation by the Board of Supervisors; South of Market Redevelopment Project Area (Resolution No. 73-2007)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators regarding the Agency's option to lease the Jessie Hotel space at 680 Mission Street in the Yerba Buena Center Approved Redevelopment Project Area. The party with whom the Agency would negotiate is Third and Mission Associates LLC, a California limited liability company. Agency negotiators: Marcia Rosen, Joanne Sakai, Amy Neches, Tracie Reynolds, and Denise Blades.

11. Adjournment
-

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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

TUESDAY JULY 3, 2007

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THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 17, 2007

Prepared and mailed June 27, 2007

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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Tuesday, July 17, 2007 • 4:00 p.m.

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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 19, 2007
- (b) Authorizing substitution of AR GP LLC, a California limited liability company, for ARP, Inc. as the general partner for the AR Preservation, L.P., a California limited partnership and owner of the Alexander Residence at 230 Eddy Street; Citywide Tax Increment Housing Program (Resolution No. 74-2007)
- (c) Authorizing substitution of AM GP LLC, a California limited liability company, as the general partner of AM Preservation, Inc., a California limited partnership and owner of Antonia Manor at 180 Turk Street; Citywide Tax Increment Housing Program (Resolution No. 75-2007)
- (d) Authorizing substitution of MM GP LLC, a California limited liability company, for MM Preservation, Inc., as the general partner of MM Preservation, L.P., a California limited partnership and owner of Maria Manor at 174 Ellis Street; Citywide Tax Increment Housing Program (Resolution No. 76-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to the Predevelopment Loan Agreement with Bridge Regional Partners, Inc. a California nonprofit public benefit corporation, to increase the loan amount by \$1,230,834, for a total aggregate amount not to exceed \$3,681,535 for the predevelopment of up to 131 units of low- and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street, also known as Block N4, Parcel 2 and Block N4a, Parcel 2; Mission Bay North Redevelopment Project Area (Resolution No. 77-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Conditionally approving the combined basic concept and schematic design for a 259-unit residential project on Block 13 West in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 78-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Conditionally approving the combined basic concept and schematic design for a parking garage on Parcel 3 of Blocks 41-43 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 79-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

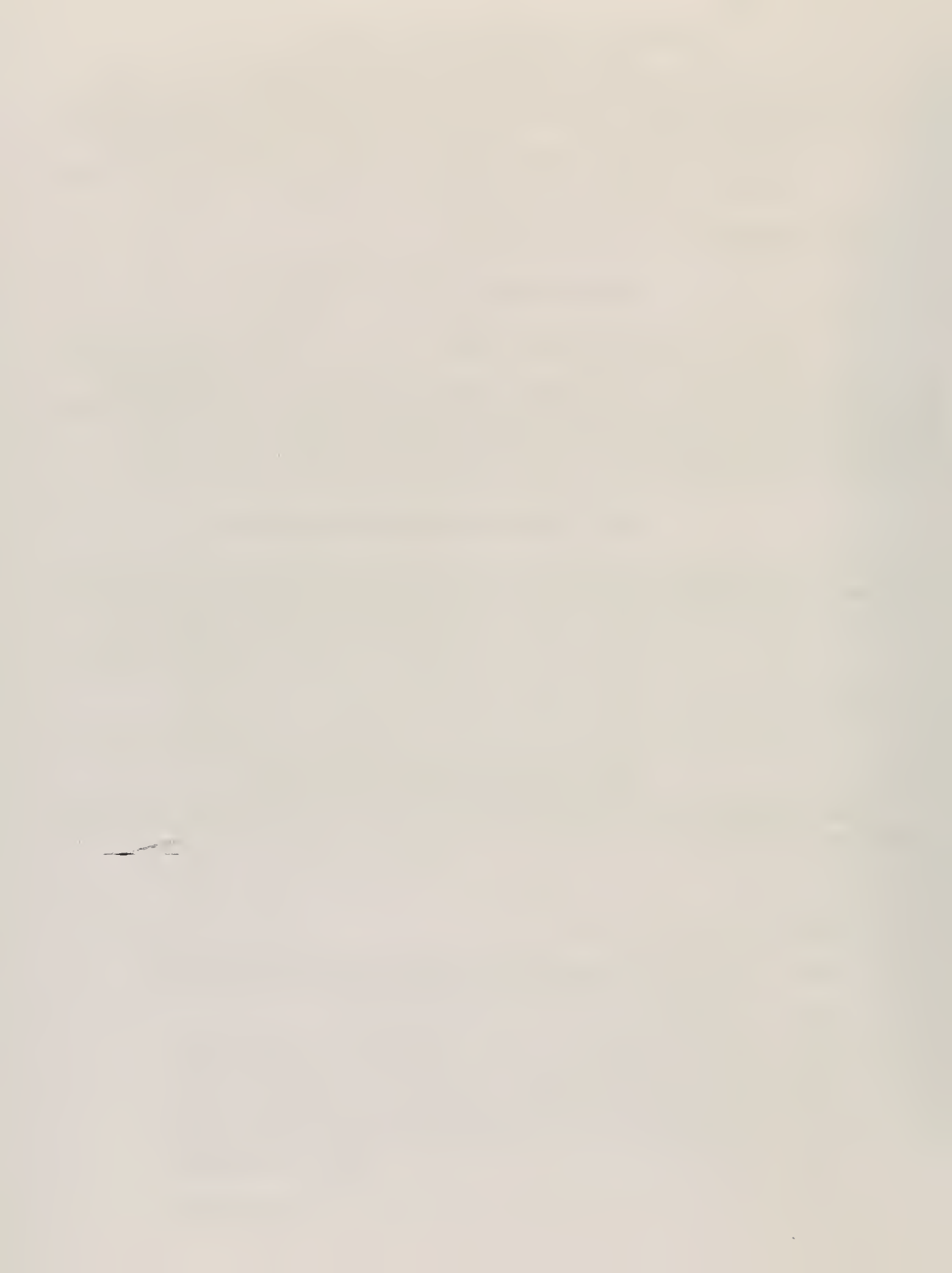
- (h) Authorizing a Tax Increment Loan Agreement with 275 10th Street Associates, L.P., a California limited partnership, in an amount not to exceed \$5,250,000, in conjunction with the development of approximately 134 units of affordable rental housing and at 275 10th Street for very low-income homeless individuals and adopting environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program (Resolution No. 80-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (i) Workshop on status of Agency's Affordable Homeownership Portfolio; all redevelopment project areas

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-



REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

Francee Covington, Vice-President

London Breed

Linda A. Cheu

Leroy King

Ramon E. Romero

Darshan Singh

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, August 7, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at (415) 749-2457 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business:

CONTINUED FROM THE JUNE 19, 2007 COMMISSION MEETING

- (a) Authorizing the issuance of a Request for Proposals for the development of approximately 18 to 20 units of affordable housing for low- and moderate-income first-time homebuyers at 1210 Scott Street (Block 0729, Lot 044); Western Addition Redevelopment Project Area A-2 (Resolution No. 25-2007)

THE COMMISSION PRESIDENT AND VICE-PRESIDENT WILL RECOMMEND CONTINUANCE OF THIS ITEM

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of July 17, 2007
- (b) Authorizing a First Amendment to the Owner Participation Agreement with Sutter Place, LLC, a California limited liability company, to revise the performance schedule for the development of a mixed-use project that includes 128 for-sale residential condominium units at 1355-1375 Sutter Street, (Assessor's Block 0690, Lot 016); Western Addition Redevelopment Project Area A-2 (Resolution No. 81-2007)
- (c) Authorizing a Personal Services Contract with Grace S. Yip, a sole proprietor, in an amount not to exceed \$30,000, to perform certain accounting consulting services from August 7, 2007 to January 31, 2008 (Resolution No. 82-2007)
- (d) Authorizing a Memorandum of Agreement with Department of Toxic Substances Control, State of California, and the City of Los Angeles to participate in the California Brownfields Cleanup Revolving Loan Fund Program; Bayview Hunters Point Redevelopment Project Area (Resolution No. 83-2007)

Action Taken: _____

REGULAR AGENDA

Items 4 (e) and (f) are related to the Pier 40 Phase 2 Improvements

Staff presentation estimated time: 10 minutes

- (e) Approving the schematic design for the proposed phase two improvements to Pier 40 at South Beach Park and Harbor, located at Townsend Street and The Embarcadero; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 84-2007)

Action Taken: _____

- (f) Authorizing execution of a First Amendment to the Personal Services Contract with Tom Eliot Fisch, a California corporation, to provide architectural and engineering services for construction documentation through completion of construction of phase two improvements to Pier 40 in an amount not to exceed \$474,392, plus a contingency of \$30,000 for a total aggregate amount not to exceed \$783,199; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 85-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Letter Agreement with the San Francisco County Transportation Authority in an amount not to exceed \$350,000 to complete a project study report for the realignment of the Folsom Street off-ramp consistent with the Transbay Streetscape and Open Space Plan; Transbay Redevelopment Project Area (Resolution No. 86-2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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SPECIAL MEETING

A G E N D A

Tuesday, August 14, 2007 • 1:30 p.m.

AUG 16 2007

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ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
 3. Closed Session:
 - (a) Pursuant to Government Code § 54957 on personnel, with respect to the position of Executive Director
 4. Matters of Unfinished Business: **None.**
 5. Matters of New Business:
 - (a) Appointing Fred Blackwell as Executive Director of the Redevelopment Agency of the City and County of San Francisco (Resolution No. 87-2007)
Action Taken: _____
 - (b) Authorizing execution of employment agreement with Fred Blackwell for the position of Executive Director of the Redevelopment Agency of the City and County of San Francisco (Resolution No. 88-2007)
Action Taken: _____
 6. Matters not appearing on Agenda
 7. Persons wishing to address the members on non-Agenda, but Agency related matters.
 8. Report of the President
 9. Report of the Executive Director
 10. Commissioners' Questions and Matters
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, August 21, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of August 7, 2007 and Special Meeting of August 14, 2007
- (b) Authorizing a Third Amendment to the Personal Services Contract with OLMM Consulting Engineers, a California corporation, to extend the term by 15 months from September 30, 2007 to December 31, 2008, in connection with a seismic retrofit analysis of the Municipal Railway Substation building located at 1140 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 89-2007)
- (c) Authorizing a First Amendment to the Lease Option Agreement with West Bay Housing Corporation, a California nonprofit public benefit corporation, and Satellite Housing, Inc., a California nonprofit public benefit corporation, to extend the term for 15 months to November 28, 2008, for the development of very low-income rental housing on Central Freeway Parcel Q, southwest corner of Octavia Boulevard and Oak Street; Citywide Tax Increment Housing Program (Resolution No. 90-2007)

Action Taken: _____

REGULAR AGENDA

No Staff presentation

- (d) Expressing appreciation to Erwin R. Tanjuaquiu upon the occasion of his retirement from his positions as Commission Secretary of the Redevelopment Agency of the City and County of San Francisco, Best Dressed Agency Employee, Agency Bowling Champion, and Agency Master of Ceremonies (Resolution No. 91-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Approving an Amended and Restated Redevelopment Agency of the City and County of San Francisco 457 Deferred Compensation Plan and reauthorizing the Executive Director to administer said plan in accordance with its terms (Resolution No. 92-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Ratifying and confirming the authorization, issuance, sale and delivery of Tax Exempt Multifamily Housing Mortgage Revenue Bonds (Ninth and Jessie Senior Housing) 2007 in an aggregate principal amount not to exceed \$25,000,000; determining and prescribing certain related matters; approving and authorizing related actions and the execution and delivery of related documents to finance the construction of residential facilities known as Ninth and Jessie Senior Housing; Mid-Market Redevelopment Survey Area; Agency Citywide Affordable Housing Program (Resolution No. 93-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing exclusive negotiations and a predevelopment loan agreement in an amount not to exceed \$2,600,000, with 474 Natoma LLC, a California limited liability company, for the development of approximately 58 units of low- and moderate-income first-time homebuyer housing at 474 Natoma Street; South of Market Redevelopment Project Area (Resolution No. 94-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Guaranty Agreement for the payment of tax increment funding in an amount not to exceed \$3,381,000 for the development of 124 units of low- and moderate-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 95-2007)

Action Taken: _____

ITEM 4 (i) WILL NOT BE HEARD PRIOR TO 5:00 P.M.

Staff presentation estimated time: 10 minutes

- (i) Authorizing the issuance of a Request for Proposals for the development of approximately 18 to 20 units of affordable housing for low- and moderate-income first-time homebuyers at 1210 Scott Street (Block 0729, Lot 044); Western Addition Redevelopment Project Area A-2 (Resolution No. 96-2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President
London Breed
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Darshan Singh

Marcia Rosen, Executive Director



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THERE WILL BE NO COMMISSION MEETING ON

TUESDAY SEPTEMBER 4, 2007

THE NEXT REGULAR MEETING WILL BE HELD ON

SEPTEMBER 18, 2007

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh

Fred Blackwell, Executive Director



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SPECIAL MEETING

SEP 10 2007

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Tuesday, September 11, 2007 • 2:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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SPECIAL MEETING AGENDA

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1. Recognition of a Quorum
 2. Closed Session:
 - (a) Pursuant to Government Code § 54957 on personnel, with respect to the position of Commission Secretary
 3. Pursuant to Government Code § 54957.1, Report on actions taken, if any, at previous Closed Session meeting.
 4. Matters of Unfinished Business: **None.**
 5. Matters of New Business: **None.**
 6. Matters not appearing on Agenda
 7. Persons wishing to address the members on non-Agenda, but Agency related matters.
 8. Report of the President
 9. Report of the Executive Director
 10. Commissioners' Questions and Matters
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

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Darshan Singh

Fred Blackwell, Executive Director



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SEP 17 2007

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A G E N D A

Tuesday, September 18, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular meeting of August 21, 2007, and Special meeting of September 11, 2007
- (b) Authorizing a Seventh Amendment to the Exclusive Negotiations Agreement to extend the term until December 31, 2007, and a Fourth Amendment to the Tax Increment Loan Agreement to amend the schedule of performance, with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, for the development of 18 low- and moderate-income first-time homeownership units and ground floor commercial space at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 97-2007)

Action Taken: _____

REGULAR AGENDA

No Staff presentation

- (c) Commending and expressing appreciation to James Nybakken for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 98-2007)

Action Taken: _____

No Staff presentation

- (d) Commending and expressing appreciation to Marcia Rosen upon her retirement from her position as Executive Director of the Redevelopment Agency of the City and County of San Francisco (Resolution No. 99-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Predevelopment Loan Agreement in an amount not to exceed \$1,500,000 with Hunters View Associates, L.P., a California limited partnership, pertaining to the Hunters View housing development at Middle Point and West Point Roads; Bayview Hunters Point Redevelopment Project Area (Areas A and B); Citywide Tax Increment Housing Program; HOPE SF (Resolution No. 100-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (f) Informational Workshop on the Shipyard Legacy Fund Report, including its recommendations regarding investment priorities and a quasi-public entity to implement the community benefits program of the Disposition and Development Agreement for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

Staff presentation estimated time: 10 minutes

- (g) Approving the Blocks 11-12 Major Phase and Parks P2, P8, P10, P11 and P12 Concept Design application in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB, LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 101-2007)

Action Taken: _____

Items 4 (h), (i) and (j) are related to the 330/335 Berry Street project

Staff presentation estimated time: 10 minutes

- (h) Authorizing an Amended and Restated Predevelopment Loan Agreement with Berry Street LLC, a California limited liability company (an affiliate and assignee of BRIDGE Regional Partners, Inc.), to increase the loan amount by \$1,056,069, for a total aggregate amount not to exceed \$4,737,604 for the development of up to 131 units of low- and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 102-2007)

Action Taken: _____

- (i) Authorizing a Grant Agreement with Berry Street LLC, a California limited liability company, in an amount not to exceed \$35,136,117 for the development of up to 131 units of low- and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 103-2007)

Action Taken: _____

- (j) Authorizing a Development and Disposition Agreement with Berry Street LLC, a California limited liability company, for the development of up to 131 units of low- and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street; Mission Bay North Redevelopment Project Area (Resolution No. 104-2007)

Action Taken: _____

Items 4 (k) and (l) are related to the 5600 Third Street project

Staff presentation estimated time: 10 minutes

- (k) Authorizing a Third Amendment to a Predevelopment Loan Agreement with Bridge Housing Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$1,660,000, for a total aggregate amount not to exceed \$5,459,136, for the development of 116 units of very low-income senior rental housing at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 105-2007)

Action Taken: _____

- (l) Authorizing a Fourth Amendment to an Exclusive Negotiations Agreement to extend the term for 17 months, to November 30, 2008, and to amend the schedule of performance, and a First Amendment to a Lease Option Agreement to extend the term to November 30, 2008, with BRIDGE Housing Corporation, a California nonprofit public benefit corporation, for the development of 116 units of very low-income senior rental housing at 5600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 106-2007)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the 1210 Scott Street, (Block 0729, Lot 044) property, and the party with whom the Agency may negotiate is the Jewish Community High School of the Bay. Agency negotiators: Fred Blackwell, Olson Lee, James Morales, Gaynell McCurn, Sally Oerth, Michele Davis, Tracie Reynolds and Denise Blades.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
Francee Covington, Vice-President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh

Fred Blackwell, Executive Director



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OCT 10 2007

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A G E N D A

Tuesday, October 2, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 18, 2007

Action Taken: _____

<p>BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA</p>
--

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing the execution of loan agreements in an aggregate principal amount of not to exceed \$120,000,000 relating to the issuance of 2007 Series A taxable tax allocation revenue bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority by amending Resolution No. 44-2007; approving the final official statement relating to the bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, Mission Bay North Project Area, Rincon Point- South Beach Redevelopment Project Area, South of Market Redevelopment Project Area, Transbay Redevelopment Project Area, and Yerba Buena Center Approved Redevelopment Project Area D-1) (Resolution No. 108-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing a non-binding Term Sheet with 1210 Scott Street, LLC, a Delaware limited liability company, for the acquisition of 1210 Scott Street (Assessor's Block 729, Lot 46) for the expansion of a private, coeducational high school, which is known as the Jewish Community High School of the Bay ("JCHS"), and authorizing the Executive Director to take all necessary steps to prepare agreements and related documents consistent with the Term Sheet; Western Addition Redevelopment Project Area A-2 (Resolution No. 109-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Endorsing the Shipyard Legacy Fund Report, including its recommendations regarding investment priorities and a quasi-public entity to implement the community benefits program of the Disposition and Development Agreement for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 110-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Conditionally approving the Open Space Schematic Design for Phase 1 of the Hunters Point Shipyard and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 111-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Second Amendment to the Disposition and Development Agreement with Jessie Square Garage Partners LLC, a Delaware limited liability company, and CB-1 Museum Partners LLC, a Delaware limited liability company, to revise the development budget to an aggregate amount not to exceed \$6.0 million for the Jessie Square improvements to be constructed on Central Block One and adopting environmental findings pursuant to the California Environmental Quality Act; Yerba Buena Center Redevelopment Project Area (Resolution No. 112-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (g) Workshop on the Visitation Valley Redevelopment Plan adoption process

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding potential disposition of Parcel CB-1-MM, and the Jessie Square Garage in the Yerba Buena Center Approved Redevelopment Project Area. The parties with whom the Agency would negotiate are 706 Mission Co. LLC, a Delaware limited liability company, Jessie Square Garage Tenant LLC, a Delaware limited liability company, and the Mexican Museum, a California nonprofit corporation. Agency negotiators: Fred Blackwell, Amy Neches, Tracie Reynolds, and Denise Blades.

11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor
Francee Covington, Acting President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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A G E N D A

Tuesday, October 16, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 2, 2007

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Commending and expressing appreciation to Richard H. Peterson, Jr. for his services upon the occasion of his departure from his position as Commissioner of the Redevelopment Agency of the City and County of San Francisco (Resolution No. 113-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Fourth Amendment to the Disposition and Development Agreement with Fillmore Development Associates, a California limited liability company, to extend the term of the commercial ground lease, change the repayment schedule for the value of the commercial parcel, modify the distribution of condominium sales proceeds, and make other minor changes, all related to the mixed-use project on Agency Parcel 732-A; Western Addition Redevelopment Project Area A-2 (Resolution No. 114-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Consenting to a partial assignment of the commercial ground lease from Fillmore Development Commercial, LLC, a California limited liability company, to SN Fillmore, LLC, a California limited liability company, related to the commercial space in the mixed-use project on Agency Parcel 732-A; Western Addition Redevelopment Project Area A-2 (Resolution No. 115-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to a Tax Increment Loan Agreement in the amount of \$514,714 for a total amount not to exceed \$13,676,087 with Parkview Terrace Partners, L.P., a California Limited Partnership, for the development of 101 units of very low-income senior rental housing at 871-881 Turk Street; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 116-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Approving a Second Amendment to the Agreement for Operation of a Museum Facility with the Museum of the African Diaspora, a California nonprofit public benefit corporation, to increase Agency funding by \$1 Million for operations for the museum located on a portion of Parcel EB-2A; Yerba Buena Center Redevelopment Project Area (Resolution No. 117-2007)

Action Taken: _____

Items 4 (g) and (h) are related to the Transfer of Development Rights

Staff presentation estimated time: 15 minutes

- (g) Approving a revised Policy on the Transfer of Development Rights from a property containing a building designated as a Landmark, Significant Building, or Contributory Building within an underlying C-3 Zoning Designation located in certain Redevelopment Project Areas (Resolution No. 118-2007)

Action Taken: _____

- (h) Authorizing the Executive Director to (a) approve a Statement of Eligibility for the Rincon Annex U.S. Post Office Building pursuant to the Agency's Policy on the Transfer of Development Rights; (b) execute an agreement with Rincon Center Commercial LLC; and (c) execute agreements for the sale of Agency-owned Certificate for Transferable Development Rights; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 119-2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Francee Covington, Acting President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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A G E N D A

Tuesday, November 6, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an amendment to the Memorandum Of Agreement with the Service Employees International Union (SEIU) Local 790 for the period of July 1, 2006 through June 30, 2009 by recognizing SEIU Local 1021 as the successor collective bargaining representative (Resolution No. 120-2007)

Action Taken: _____

REGULAR AGENDA

- Staff presentation estimated time: 10 minutes

- (b) Authorizing a Garage Management Agreement with EJI-HSM Property Management Company, LLC, a California limited liability company, for the management and operation of the Agency's Public Parking Garage on Agency Parcel 732-A for a limited term of three years and for a management fee not to exceed \$60,000 or \$20,000 per year; Western Addition Redevelopment Project Area A-2 (Resolution No.121-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Conditionally approving the combined Basic Concept and Schematic Design for the Temporary Terminal on Blocks 2, 3 and 4 in Zone One of the Transbay Redevelopment Project Area and adopting environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area (Resolution No. 122-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Workshop on the preliminary draft Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency for San Francisco

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session: **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Francee Covington, President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh
Rick Swig

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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A G E N D A

Tuesday, November 20, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 16, 2007
- (b) Approval of Minutes: Meeting of November 6, 2007
- (c) Approving a Settlement Agreement with Banneker Homes Partners, L.P., a California limited partnership, to resolve a prevailing wage dispute involving 15 construction workers; Western Addition Redevelopment Project Area A-2 (Resolution No. 123-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Authorizing the establishment of a panel of real estate economics consulting firms to provide advisory services on an as-needed basis for a three-year term in an aggregate amount not to exceed \$500,000, subject to the availability of funds; All Redevelopment Project and Survey Areas Resolution No. 124-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California Nonprofit Corporation, in an amount not to exceed \$1,780,300 for December 1, 2007 to November 30, 2010 for the Second Start Program; Housing Opportunities for Persons with AIDS Program. (Resolution No. 125-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Workshop to present the Schematic Design for the development of 15 very low-income rental housing units on Central Freeway Parcel Q, southwest corner of Octavia Boulevard and Oak Street; Citywide Tax Increment Housing Program

Staff presentation estimated time: 10 minutes

- (g) Workshop on the proposed integrated development of Phase Two of the Hunters Point Shipyard and the Candlestick Point Area of the Bayview Hunters Point Project Area; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Project Area.

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session: **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Francee Covington, President
London Breed
Linda A. Cheu
Leroy King
Ramon E. Romero
Darshan Singh
Rick Swig

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Gina E. Solis, Commission Secretary



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A G E N D A

Tuesday, December 4, 2007 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business. **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 20, 2007
- (b) Authorizing an extension of time for a panel of environmental assessment firms for a period of eighteen months from December 7, 2007 until June 7, 2009; All Redevelopment Project Areas and Survey Areas (Resolution No. 126-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (c) Workshop/Progress Report on the Bayview Hunters Point Redevelopment Project Area

Staff presentation estimated time: 10 minutes

- (d) Adopting an Employment and Contracting Policy for the Bayview Hunters Point Redevelopment Project Area; Bayview Hunters Point Redevelopment Project Area (Resolution No. 127-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Clarifying the Executive Director's authority to approve up to \$70,000 in aggregate loans for improvement of a single retail space in accordance with the Six on Sixth Economic Revitalization Program, which provides for a maximum of \$20,000 for a façade improvement loan and \$50,000 for a tenant improvement loan; South of Market Redevelopment Project Area (Resolution No. 128-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a First Amendment to the Personal Services Contract with MJM Management Group, a California Corporation, (formerly known as KTB Management Group), for property management services of the Mission Bay Open Space System and increasing the contract amount for the management fee by \$76,250 for a total aggregate amount for the management fee not to exceed \$340,210; Mission Bay North and South Redevelopment Project Areas (Resolution No. 129-2007)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Conditionally approving the Schematic Design for the rehabilitation of an existing 448,000-square-foot office building at 370 Third Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 130-2007)

Action Taken: _____

Items 4 (h) and 4 (i) are related to 1645 Hudson Avenue

Staff presentation estimated time: 10 minutes

- (h) Authorizing an Owner Participation Agreement with Alfonso and Marisela Ramirez, husband and wife as joint tenants, for a proposed new 2,665-square-foot, two-story light industrial building at 1645 Hudson Avenue for the fabrication and selling of ornamental steel products; Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 131-2007)

Action Taken: _____

- (i) Approving a schematic design for a 2,665-square-foot, two-story, light industrial building at 1645 Hudson Avenue for the fabrication and selling of ornamental steel products; Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 132-2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session: **None.**
 11. Adjournment
-

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Francee Covington, President

London Breed

Linda A. Cheu

Leroy King

Ramon E. Romero

Darshan Singh

Rick Swig

Fred Blackwell, Executive Director

Gina E. Solis, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
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ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business. **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Meeting of December 4, 2007
- (b) Authorizing Amendment No. 6 to the Agency's Master Lease with the United States Department of the Navy to extend the term through June 30, 2008; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 133-2007)
- (c) Authorizing a Third Amendment to the Amended and Restated Hunters Point Shipyard Sublease Agreement with Patterns Limited, Incorporated, a California corporation, doing business as The Point, to extend the term of the sublease through June 30, 2008; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 134-2007)
- (d) Authorizing an Eighth Amendment to the Exclusive Negotiations Agreement to extend the term until June 30, 2008, and a Fifth Amendment to the Tax Increment Loan Agreement to amend the schedule of performance, with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, for the development of 18 low- and moderate-income first-time homeownership units and ground floor commercial space at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 135-2007)

- (e) Authorizing Amendment No. 3 to Letter of Credit and Reimbursement Agreement with Dexia Credit Local to extend the letter of credit relating to the Agency's Variable Rate Demand Refunding Bonds, 1986 Issue A (South Beach Harbor Project) for four years and authorizing and approving other matters properly relating thereto; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 136-2007)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (f) Authorizing a predevelopment loan agreement with Michael Simmons Property Development, Inc., a California corporation, in an amount not to exceed \$1,621,351 for the development of approximately 32 units for low- and moderate-income, first-time homebuyers at 1345 Turk Street; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 137-2007)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (g) Authorizing a Grant Agreement in an amount not to exceed \$550,000 and a second amendment to the contract for sale of land to redeveloper for a turnkey senior citizens housing project to revise the schedule of performance with the Housing Authority of the City and County of San Francisco, a public body, corporate and politic, to complete Phase III of the landscaping work in the common areas adjacent to Clementina Towers at 320 Clementina Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 138-2007)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session: **None.**
 11. Adjournment
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